



## Orchard House, Mill Lane

Trotton, Petersfield, Hampshire, GU31 5JT

**SOUTHDOWN** property solutions





# 'Orchard House'

## Trotton, Petersfield, Hampshire

- A fine detached home enjoying far reaching views
- 4 Bedroom Suites
- 19' Triple Aspect Sitting Room
- 21'6 Dual Aspect Kitchen/Breakfast Room
- Dining Room
- Integral Garage
- Attractive Gardens with swimming pool
- Outlook over farmland towards The South Downs



Situated along a no-through road, this spacious detached home offers 4-bedroom suites and enjoys superb views over open countryside.

**Price Guide — £825,000**



### PROPERTY

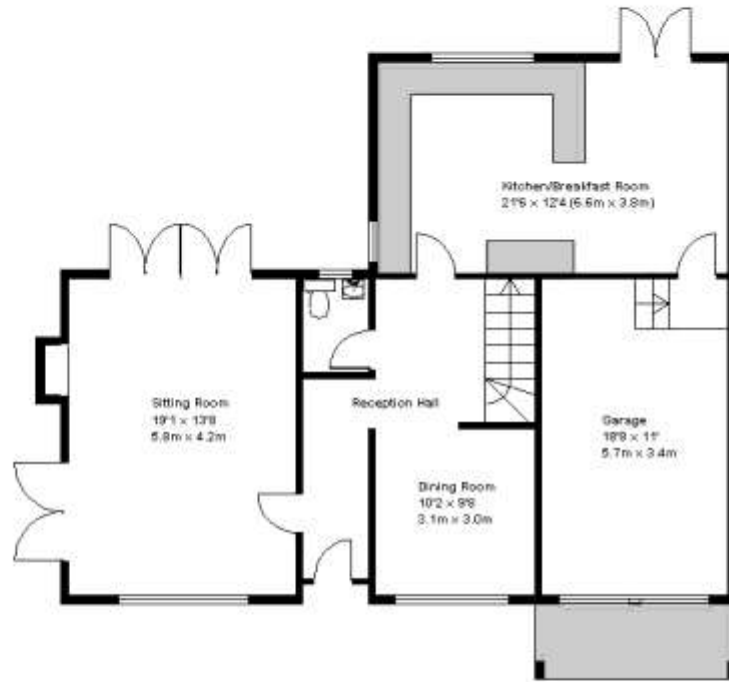
Having been subject to substantial extending and improvement, this extremely well-presented and spacious detached house is situated along a country no through road and enjoys views to the rear over a paddock and to the front over farmland towards the South Downs.

The home is currently used as a B&B and boasts 4 en-suite double bedroom suites. To the ground floor there is a fine triple aspect 19' principle sitting room with a feature fireplace and double doors leading to the rear garden. The stunning 21'6 kitchen/breakfast room offers an excellent range of wall & base units and has a personal door to the integral garage which subject to the necessary consents could be converted into further living space if required.









**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

**EPC = Band D**

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.



## OUTSIDE

The home is approached by a driveway providing off-road parking leading to the integral garage.

The rear garden features a large patio area adjacent to the rear of the home and leads to areas of lawn flanked by flower & shrub beds. There are mature trees and a timber garden store. To the side of the property there is a swimming pool.

## LOCATION

The home is situated in the desirable village of Trotton which is surrounded by picturesque countryside and sits between the popular towns of Midhurst & Petersfield and within the South Downs National Park.

These towns together provide an excellent range of shopping facilities with a wide range of independent stores and national chains together with several supermarkets.

Recreational facilities include some of the finest walking and riding opportunities in the area, golf courses, sports clubs & gyms and an excellent swimming pool at the Petersfield Taro centre.

The towns offer plenty of pubs, bars, coffee houses and restaurants and the excellent Elsted Inn and The Three Horse Shoes public houses are both within the area.

There are excellent private and state schools for all ages, with a bus stop outside serving the Midhurst schools. Petersfield also benefits from a mainline railway station providing regular services to London Waterloo.



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