



Orchard House

TROTTON | GU31 5JT

BCM

Wilson | Hill

Entrance Hall | Sitting Room | Study Area | Kitchen/Breakfast Room | Family Room | Cloakroom | 5 Double Bedrooms | 2 Bathrooms | Shower Room | Parking for Several Cars
Garden Store | Gardens

Midhurst 4 miles, Petersfield 7.5 miles, Chichester 15.8 miles, London 57.4 miles



| The Property

Orchard House is a detached family home modernised throughout to create spacious and flexible accommodation. On the ground floor the triple aspect sitting room is a generous size, with log burner and double French doors opening onto the garden. The large kitchen breakfast room is well appointed and provides excellent entertaining space with access directly onto the garden. A further reception room, tastefully converted from the original garage, is accessed through the kitchen and is used as a family

TV room by the current owners. The inner hall has a convenient study area with lovely views across adjoining paddocks and countryside. The first floor hosts a spacious landing of which four double bedrooms lead off. One of the bedrooms is ensuite, while two have a Jack and Jill bathroom. Stairs then lead up to the fifth bedroom, a fabulous top floor principle bedroom suite, with dressing area, bathroom and far reaching views. In all, a wonderful family home in a delightful, picturesque setting.

| Location

Orchard House is in the pretty hamlet of Trotton in the heart of the South Downs National Park and is conveniently located for both Petersfield and Midhurst. The villages of Rogate, South Harting and Elsted are also nearby and the 'Elsted Inn' and 'Three Horseshoes' pubs are within walking distance.

There are stunning countryside walks directly from the house and there are many footpaths and bridleways in the area for walking, riding and cycling such as Harting Down and Iping & Stedham Commons Nature Reserve. The beaches and harbours on the south coast are also within easy reach.

Midhurst and the surrounding areas offer Polo at Cowdray Park, racing at Goodwood and Fontwell and many golf courses. Petersfield is a few miles away providing a good variety of shopping, restaurants, a Waitrose supermarket, recreational facilities, and a mainline station with fast trains to London Waterloo in just over an hour. The A3 is at Petersfield providing access through the Hindhead Tunnel to Guildford, London, Heathrow, Gatwick, the M25, and south to the coast. There is a fine selection of private schools in



the area including Conifers in Easebourne, Bedales and Churcher's College in Petersfield, Seaford College near Petworth, and Westbourne House, Oakwood and Prebendal in Chichester as well as Midhurst Rother College and The Petersfield School in the state sector.

| Outside

Orchard house has driveway parking for several cars with an attractive front garden that leads around the side of the house with raised beds, hedging and planting. To the rear, the sunny west facing garden is mainly laid to lawn with well stocked borders and vegetable patch. The generous terrace wraps around the side of the house and can be accessed directly from the kitchen and sitting room, ideal for entertaining.



Directions to GU31 5JT

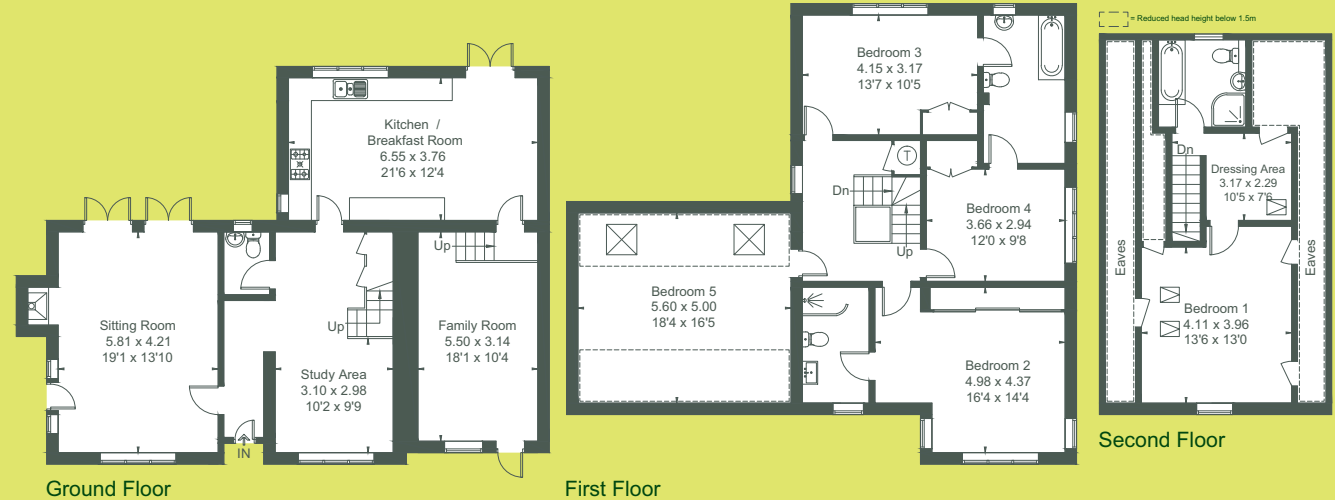
From Petersfield follow the A272 to Trotton and take the first right after the river bridge onto Terwick Lane. Carry on Terwick Lane and after 0.6 miles turn right into Mill Lane and Orchard House will be found on your left 150 yards down the lane.

 **WHAT 3 WORDS** //spice.shoppers.blunders



Viewing strictly by appointment.

Approximate Floor Area = 259.2 sq m / 2790 sq ft



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Services: Services: Mains water, electricity, drainage and oil fired heating.

Local Authority: Chichester District Council
www.chichester.gov.uk 01243 785166

Council Tax: Band D

EPC: D66

BCM Wilson Hill Ltd have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps should be treated as a guide only.

Details and photographs dated April 2024

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