



Alfords Farm, Milland, West Sussex





A stunning family house in a **superb rural setting** with 25 acres.

Summary of accommodation

Reception hall | Drawing room | Dining room | Study | Kitchen/breakfast room | Utility and boot room | Sitting room | WC

Principal bedroom with dressing room and en suite bathroom | Four further bedrooms | Two further bathrooms

Guest suite: Two bedrooms and a bathroom on the ground floor

Office/games room | Carport with room above | Plant room | WC | Large store room | Extensive outbuildings including stabling and barns

Attractive gardens and grounds | Two large ponds | Paddocks | Woodland

In all about 25.25 acres

Distances

Milland 0.5 miles, Liphook 3.2 miles (to London Waterloo from 59 minutes) Petersfield 7.6 miles

Guildford 21.3 miles, Central London 51.5 miles

(All distances and times are approximate)



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Situation

Motorways: A3 4 miles, M25 28 miles, Central London 50 miles

Airports: London Heathrow 46 miles, London Gatwick 55 miles, Southampton 42 miles

Racing: Goodwood

Polo: Cowdray Park

Golf: Liphook, Old Thorns, Hindhead, Cowdray Park

Sailing: Chichester

Alfords Farm is situated on the borders of West Sussex and Hampshire, in quiet and unspoilt countryside to the east of the village of Milland. The house is approached by a long drive and enjoys a private and rural position with views over beautiful countryside. The area itself is an Area of Outstanding Natural Beauty and within the South Downs National Park.

There are excellent communications to London and the south east via the A3, including good access to Gatwick (approximately 40 miles) and Heathrow (approximately 42 miles). There is a rail service from nearby Liphook station (3.2 miles) taking you to London Waterloo in about an hour.



The local village of Milland has 'The Rising Sun' public house and service garage. More extensive shopping is available in nearby Liphook (3.2 miles) with a Sainsbury's superstore and Midhurst (5 miles). For a further range of facilities, the towns of Haslemere and Petersfield are a short drive away.

Schooling in the area includes:

Highfield School, Liphook (co-ed prep school), Bedales, Petersfield (co-ed public school), Churcher's College, Petersfield (co-ed public school), Charterhouse, Godalming (boys' public school. Co-ed in sixth form), Prior's Field, Godalming (girls' public school), St Edmunds, Hindhead (co-ed pre-prep school), Royal Junior School, Hindhead (girls' public school), Amesbury, Hindhead (co-ed pre-prep school), Royal Senior School, Haslemere (girls' public school. Mixed 6th form), St Ives, Haslemere (girls' pre-prep school), Seaford College, Petworth (co-ed public school)

Sport and Recreation nearby includes:

Golf at: Liphook Golf Club, The West Surrey, Hindhead Golf Club, Puttenham, Fernfell, Guildford and Wisley Golf Clubs, The Old Thorns Golf and Country Club is situated at Liphook. Racing at Goodwood as well as Polo at Cowdray Park and Hurtwood Park Champneys Health Resort at Forest Mere.

The property

Alfords Farm is a beautiful family home in a peaceful rural setting within the South Downs National Park. The house wraps around a south-facing terrace and looks down across the gently sloping gardens to the two ponds and beyond to its own fields. Most of the ground floor rooms and the master bedroom are double aspect, giving the house a wonderfully light, airy feel and making the most of the views.

The centre of the house was built in the 1890s and has been extended substantially since then, including the incorporation of some of the old farm buildings. It is built of Petworth stone and brick, with vertically hung tiles. The present owners have refurbished the property to a very high standard and maintain it in immaculate condition.





At the heart of the property is the light, spacious and contemporary kitchen and breakfast area. It features a three-oven AGA with a separate AGA electric oven and gas hob, a large polished granite island unit, floor to ceiling windows and an attractive internal stone wall highlighted with accent lighting.





Beyond the kitchen was once a self-contained annexe. It is now integrated into the house but has been designed in a way that would allow for separate accommodation as required with a ground floor bedroom, bathroom, sitting room and another room that has most of the services needed to create a separate kitchen if required.

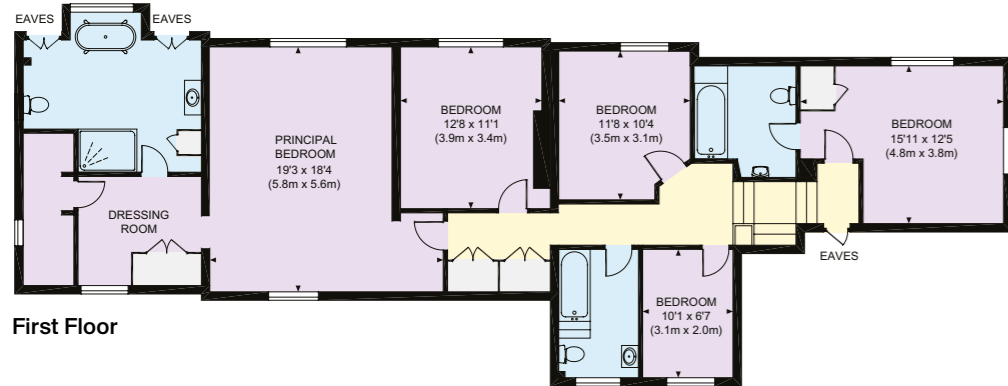
The large, peaceful drawing room has a feature fireplace and double doors opening onto the garden terrace. There is also another sitting room and a dining room on the ground floor.

Upstairs, the principal bedroom has wonderful views over the land. It has a spacious en suite bathroom, a separate dressing area and walk-in wardrobe. The guest bedroom is also en suite and, as with all the main bedrooms, looks out over the land. There are three further bedrooms and a family bathroom.

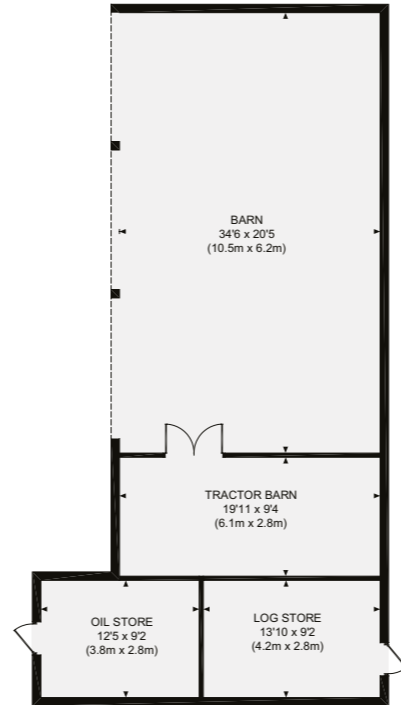
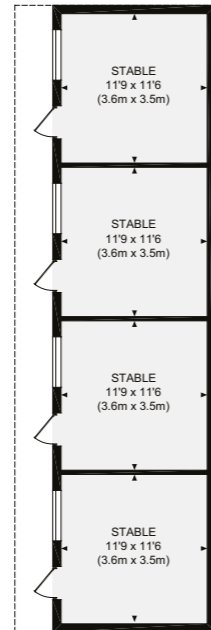


Approximate Gross Internal Floor Area
 6584 sq ft / 611.6 sq m
 Outbuildings: 1689 sq ft / 156.9 sq m
 Total: 8273 sq ft / 768.6 sq m

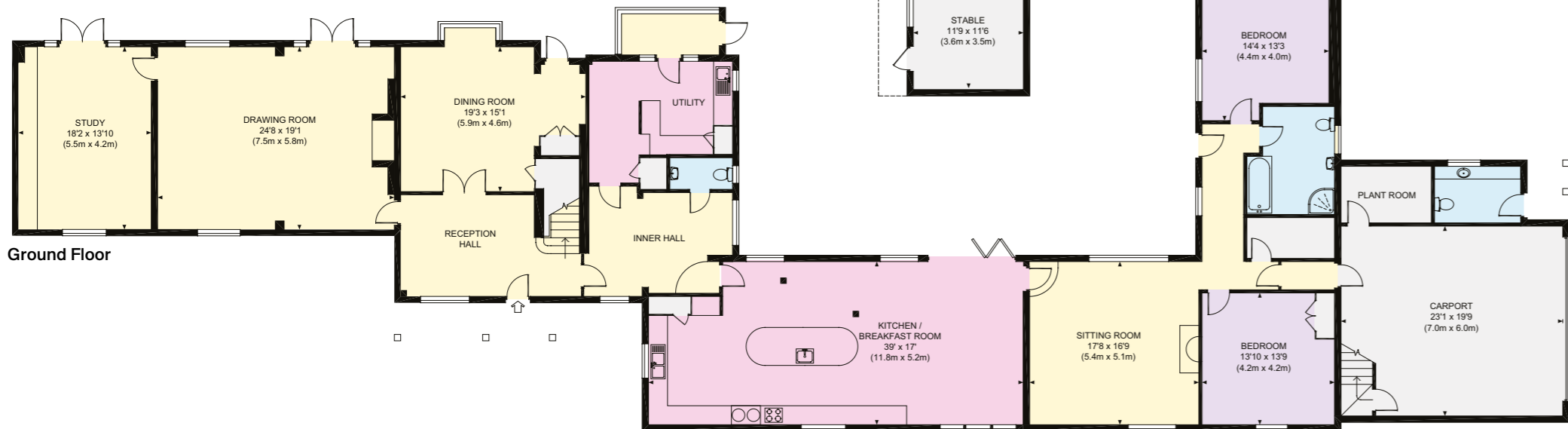
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Gardens and grounds

Outside, the property has a large and attractive office/home gym and a separate store. There is a two-bay carport with electric vehicle charging point and storage space above. The yard has four stables with an extensive concrete walk-out yard, a large barn and a secure tractor shed.

Alfords Farm has around 25 acres of land. Most is laid to pasture, but there is also a 2.5 acre copse. The garden is highly productive. The present owners have created an orchard, fruit cage, vegetable patch and large polytunnel that provide home-grown fruit and vegetables.

Services

The owners have informed us that there is mains water and electricity, private oil and LPG tanks and private drainage.

Rights of way

There are footpaths which run down the drives and branch off through the paddocks to the west and south of the property.







Directions (GU30 7ND)

From London take the A3 south. Go through the Hindhead tunnel and a few miles later take the B2131 exit towards Liphook. Go through the village of Liphook and leave on the B2070 towards Petersfield. Follow the road under the railway bridge and past Liphook Golf Club, turning left into Milland Lane, signposted for The Rising Sun public house. Follow this road into Milland village and at the crossroads turn left. The sign to Alford's Farm will be seen on the right hand side after a few hundred yards.

Viewings

Strictly by prior appointment with the vendor's sole agent Knight Frank.

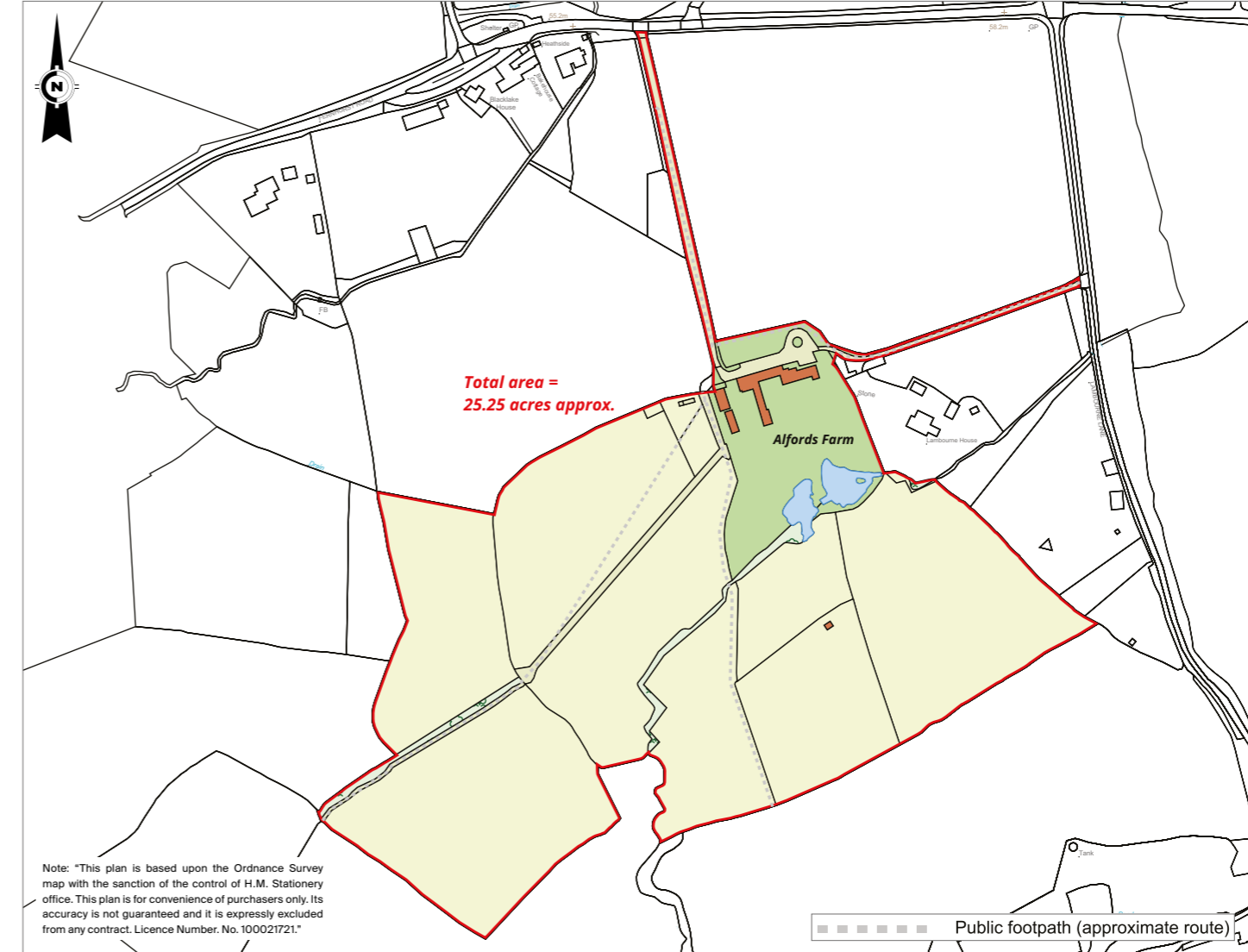
Property information

Tenure: Freehold

Local Authority: Chichester District Council Tel: 01243 785 166

Council Tax: Band H

EPC Rating: F



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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