



Pinchers, Milland, West Sussex

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A wonderful country house with a separate guest barn,  
**nestled in the heart** of the Milland Valley.

### Summary of accommodation

Entrance hallway | Drawing room | Dining room | Kitchen/breakfast/family room | Snug | Study | Utility room | Cloakroom

Principal bedroom with en suite and dressing room | Guest room with en suite | Four further bedrooms | Family bathroom

**The Barn:** Open-plan vaulted sitting/dining room | Two double bedrooms | Kitchen area | Shower room | Private garden

**Stables:** Three loose boxes | Tack room/machinery store | Wood store

Mature flat gardens and grounds | Orchard | Sun terraces

In all approximately 3.73 acres

### Distances

Milland village 0.7 miles, Liphook 3.7 miles (London Waterloo 65 minutes), Midhurst 6.3 miles, Petersfield 6.6 miles (London Waterloo 66 minutes)

Haslemere 8.2 miles (London Waterloo 56 minutes), Chichester 19 miles, Guildford 21 miles, London 53 miles

(All distances and times are approximate)



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## Situation

Pinchers is located in a beautiful rural setting on the edge of the highly sought-after village of Milland. The village lies on the West Sussex/ Hampshire border in the South Downs National Park. The village is host to the well-known public house The Rising Sun, as well as the highly regarded village shop which offers a wide range of local produce. More comprehensive shopping facilities are available in the towns of Haslemere, Liphook, Midhurst, Petersfield and Guildford, all of which are within easy reach. Liphook, which is three miles away, has a mainline station providing services in to London Waterloo in approximately 65 minutes. There is also a mainline station at Haslemere which offers services in approximately 56 minutes.

Communications in the area are excellent with the A3 only a short distance away at Liphook, giving access to London and the M25 as well as the international airports of Gatwick, Heathrow and Southampton.

The choice of schools is superb, including St Edmunds, The Royal Junior School and Amesbury at Hindhead, The Royal Senior School and St Ives in Haslemere, Highfield School and Brookham at Liphook, Seaford College near Petworth as well as Bedales and Churcher's College in Petersfield. There is a wide range of sporting facilities, including racing at Goodwood, polo at Cowdray Park, sailing at Chichester Harbour and golf at a number of courses, including two at Liphook, one at Hindhead and a further course at Cowdray Park.

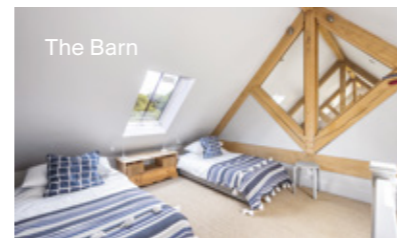
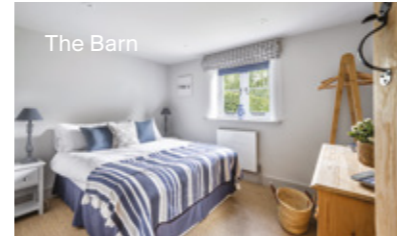
## The property

Pinchers is a beautifully presented period property of stone and hung-tile construction, which was originally built in 1832 as two cottages and sympathetically extended over the years. Its inviting entrance hall opens on to the dining room and in turn to the kitchen/breakfast/family room, which is the true heart of the home, and has access to the terrace and gardens. The drawing room benefits from an open fire and views across the garden and countryside, and a snug is another great space offering flexibility and enjoys a log burning stove.



To the first floor is the principle suite, complete with an en suite bathroom featuring a separate shower and an adjoining dressing room. A guest bedroom comes equipped with fitted wardrobes and its own en suite bathroom. Four further bedrooms and a family bathroom complete this floor, with each bedroom enjoying views across the surrounding landscape.





## Gardens and grounds

Pinchers is accessed through a five-bar gate, with a gravel driveway which winds past the orchard to the front of the property where there is a spacious gravelled area providing parking for several cars. The house is set back from the road and has mature hedging on two sides, ensuring privacy. To the rear is post and rail fencing which opens up to views of the surrounding countryside. The east-facing rear gardens feature level lawns with mature trees and flower beds of lavender and roses, which complement the sun terrace leading directly off the kitchen.



Beyond the immediate garden lies a paddock of approximately 3 acres, bordered by mature hedgerows and trees, with a small stream running along the northern edge.

## Viewings

All viewings are strictly by prior appointment only with Knight Frank and House Partnership.

## Services

We are advised by our client that the property has oil-fired central heating, mains water, electricity, private drainage.

## Directions

Postcode: GU30 7JY

## What3Words

To the head of the drive: improve.teaspoons.squeaking  
The house: perfumed.extra.snowboard

## Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc, are specifically excluded but may be made available by separate negotiation.

## Property information

Tenure: Freehold  
Local Authority: Chichester District Council  
Council Tax: Band G  
EPC Rating: E

Complementing the main house is a stunning oak barn, which offers excellent additional accommodation for hosting family and friends. Constructed in 2018, it benefits from a spacious open-plan sitting and dining area, two bedrooms, a shower room and a private garden. Finished to a high standard, the barn benefits from a log burning stove, underfloor heating, oak flooring and an impressive floor-to-ceiling oak framed window overlooking the garden.

**Approximate Gross Internal Floor Area**

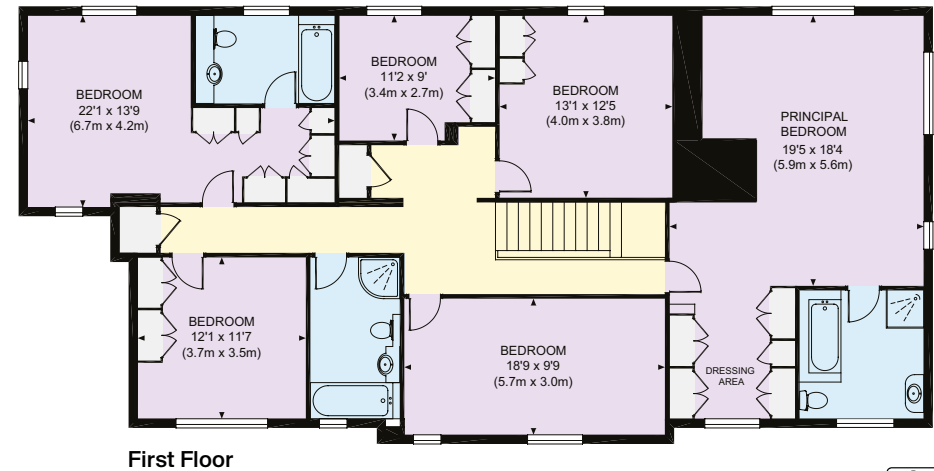
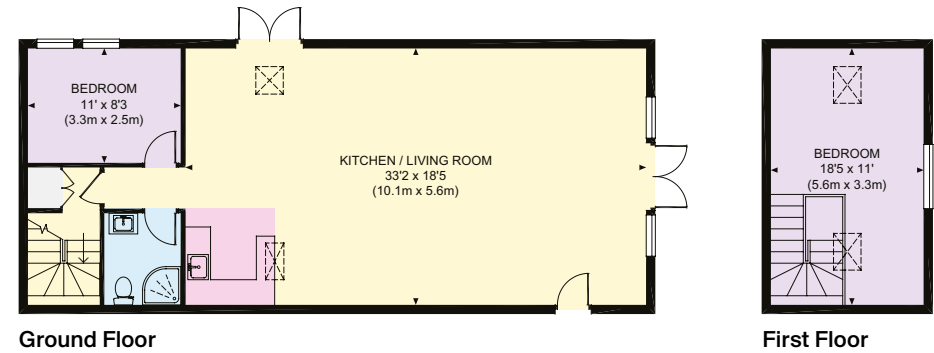
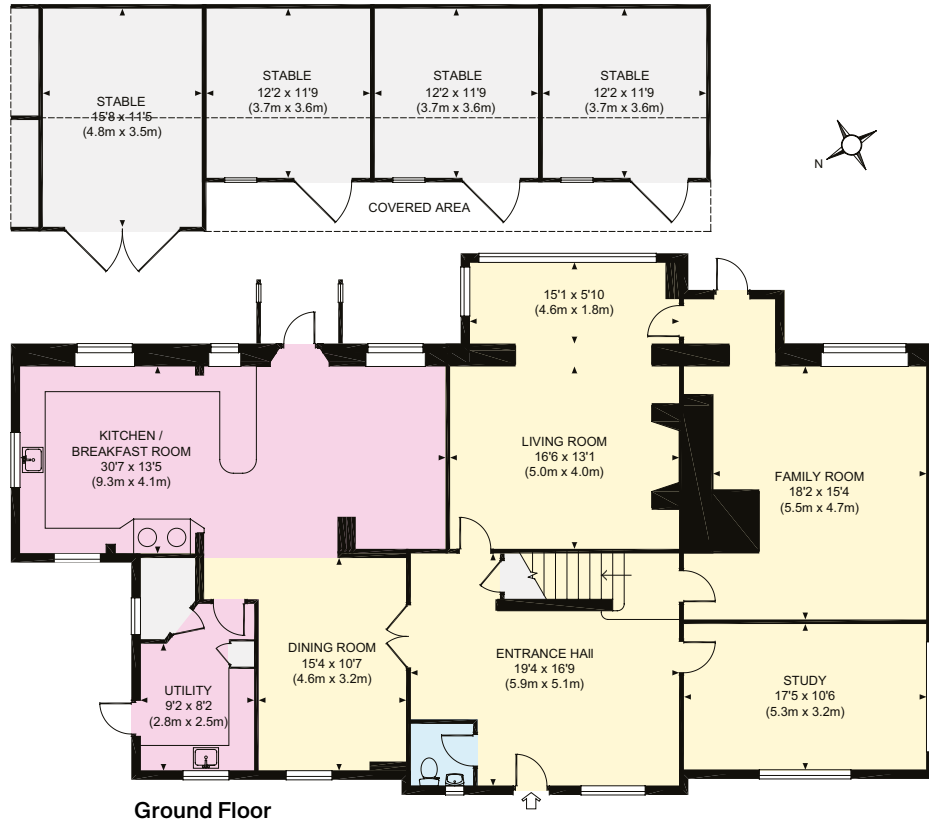
**3675 sq ft / 341.4 sq m**

**Outbuildings: 1630 sq ft / 151.4 sq m**

**Total: 5305 sq ft / 492.8 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.

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



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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Particulars dated January 2024. Photographs and videos dated August 2023.

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