

# Hill Top House, Midhurst, West Sussex

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An imposing wing of an extremely **well-located family home** on the fringes of the popular market town of Midhurst within the South Downs National Park.

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**Summary of accommodation**

Entrance hall | Drawing room | Dining room | Kitchen/breakfast room | Garden room | Conservatory | Utility room | Cloakroom

Principal bedroom | Three further bedrooms (one en suite) | Family bathroom

Cellars

**Outside**

Double garage with store to first floor

Formal lawns | Terrace

**In all about 0.86 acres**

**Distances**

Midhurst 0.6 miles, Petworth 6 miles, Haslemere 9 miles, Petersfield 10 miles, Chichester 12 miles, Guildford 24 miles, London 55 miles  
(All distances and times are approximate)



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## Situation

Hill Top House is located in a private, elevated position above the historic market town of Midhurst. The town is situated on the River Rother and is home to the ruins of the Tudor Cowdray House and stately Victorian Cowdray Park, and the popular Cowdray Farm shop and café. Midhurst is almost equidistant between Petersfield and Petworth and offers a wide range of local shops and services.

Further comprehensive shopping facilities are available in the nearby towns of Haslemere, Petersfield and Petworth as well as the cathedral city of Chichester. Haslemere is approximately 9 miles away and has a mainline station providing fast rail access to London Waterloo in about 56 minutes. There is good access to London and the south coast via the A3 which links to the M25, the national motorway network and to the regional airports of Heathrow, Gatwick, and Southampton.

There is a wide range of schools in the area including Midhurst Primary School and Midhurst Rother College in Midhurst, Conifers Nursery and Preparatory School in Easebourne, Bedales, Ditcham Park and Churcher's at Petersfield, Seaford College at Petworth, Highfield and Brookham at



Liphook and St. Edmund's at Hindhead. Recreational and sporting facilities in the area include The Chichester Festival Theatre in Chichester, polo at Cowdray Park and horse racing at Goodwood and Fontwell Park. The Goodwood estate also hosts the world-renowned motoring events the Festival of Speed and the Revival. There are golf courses at Midhurst, Petersfield, Liphook, and Goodwood, as well as excellent riding and walking within the local area.

## The property

Formerly the home of the prominent Fisher family, who had commissioned the significant build beyond the original farmhouse Richard Fisher inherited from his aunt Elizabeth Mason in 1800. Over the years the house and lands have been divided up, with the current arrangement of Hill Top comprising five properties.

Accommodation to Hill Top House is extremely generous throughout, benefiting from high ceilings on the ground and first floor, and large windows allowing the rooms to be flooded with light throughout the day. Across the ground floor are plentiful reception rooms, perfect for the use of a modern family; the highlight is the outstanding drawing room, where it is believed Elgar once played, with a working fireplace at its heart.





The room provides lovely views over the gardens, and direct access to the sun terrace which runs along the rear of the house, and the elegant conservatory by Bartholomews. Further to the ground floor is a dining room, also with a working fireplace, and notably an expansive dresser, and to the southern end of the house is the kitchen with adjoining garden room. The bespoke kitchen was designed by Mark Wilkinson (the founding designer of Smallbone of Devizes), and features a central island, double ovens, and plentiful storage. Off the entrance hall with its marble-tiled floor is the cloakroom, and down a short set of stairs is a useful utility.

To the first floor, the principal bedroom is a superb space with built-in storage and a bathroom en suite with a separate bath and shower. This bedroom enjoys attractive garden views. Further to the first floor are three further double bedrooms (one is en suite) and a family bathroom.

## Gardens and grounds

Enjoying a generous expanse of lawn and mature borders, this elegant garden is a real highlight of the property featuring numerous trees and plants, including Rhododendron, Laurel hedging and Rose bushes.



The property further benefits from a double garage with storeroom above, and a small strip of garden/woodland to its rear.

## Services

We are informed by our clients that the property has mains water, electricity, gas-fired central heating and drainage.



## Viewings

All viewings are strictly by prior appointment only with Knight Frank, the sole selling agent.

## Location

Postcode: GU29 9PZ

What3Words: identify.aquatics.cashew

## 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: 01243 785 166

South Downs National Park: 01730 814810

Council Tax: Band G

EPC Rating: D

**Approximate Gross Internal Floor Area**

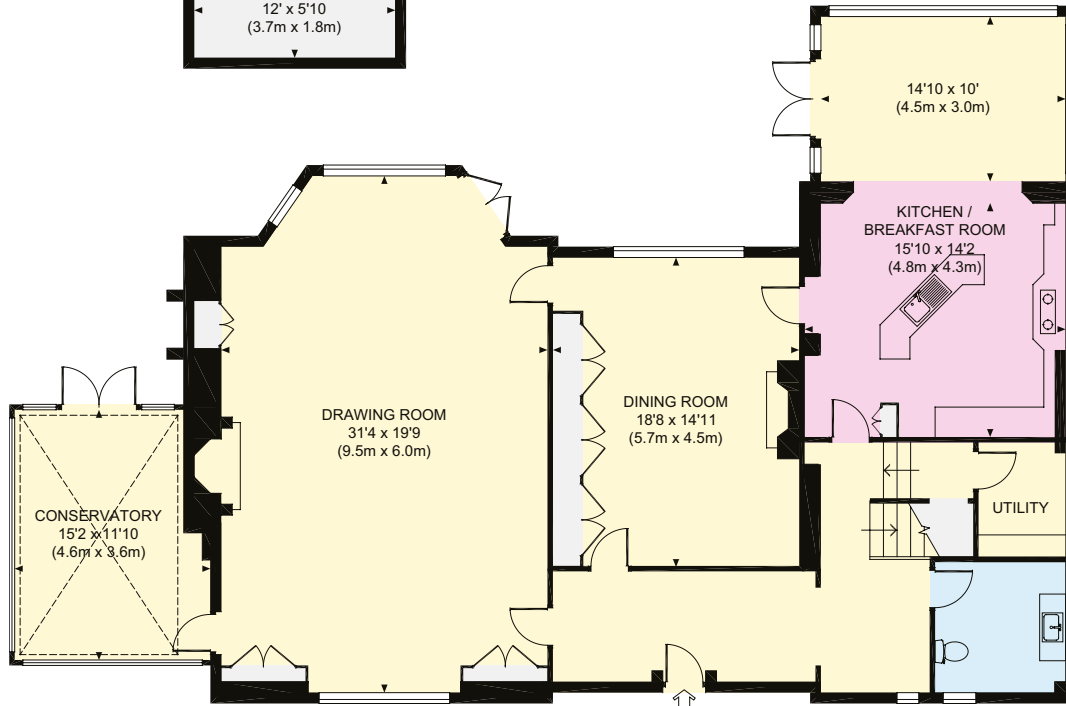
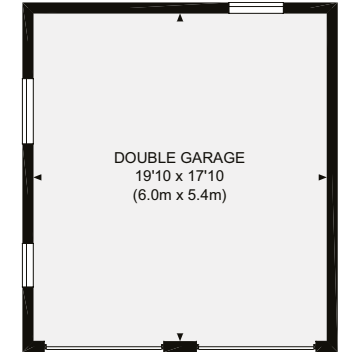
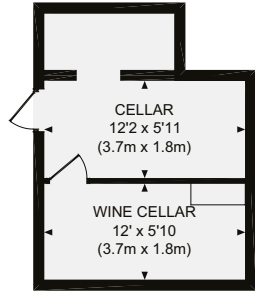
**3118 sq ft / 289.6 sq m**

**Outbuildings: 528 sq ft / 49.1 sq m**

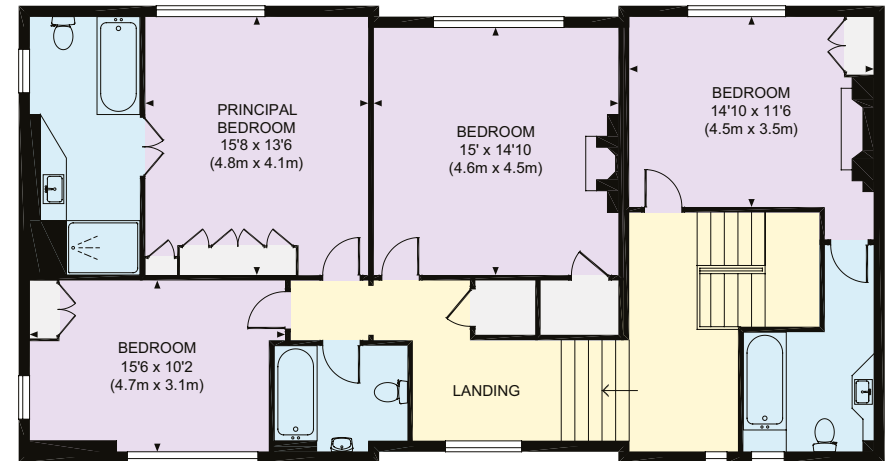
**Total: 3646 sq ft / 338.7 sq m**

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



**Ground Floor**



**First Floor**



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 April 2024. Photographs and videos dated April 2024.

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