

# Bex Mill House

Heyshott, Midhurst, West Sussex





# A beautiful Grade II listed country cottage in the heart of the prime West Sussex countryside.

Midhurst 2 miles, Haslemere 10 miles (London Waterloo from 52 minutes), Petersfield 12 miles (London Waterloo from 66 minutes)  
Chichester 12 miles, Pulborough 13 miles (London Victoria from 75 minutes), London 54 miles  
(All distances and times are approximate)

  
4

  
2

  
3

## Summary of accommodation

### Main House

Entrance hallway | Drawing room with underfloor heating | Dining room | Conservatory | Kitchen/breakfast room | Utility/cloakroom | Boot room

Principal bedroom | Three further bedrooms, one with en suite | Family bathroom

### Outside

Garage/workshop | Detached garden office

Gardens and grounds

# Situation

Bex Mill House lies on the western edge of Heyshott, south of Midhurst between Cocking and Heyshott in the South Downs National Park. Midhurst, about two miles away, offers diverse shopping, boutiques and restaurants.

The area is renowned for the annual Polo Gold Cup at Cowdray Park, just east of Midhurst. Heyshott is surrounded by the 16,500 acre Cowdray Estate, featuring some of England's finest countryside views.

For commuters the Hindhead tunnel improves access to London via the A3, which connects to the M25, while fast rail services to London Waterloo (56 mins) and Victoria (75 mins) are available from Haslemere and Pulborough, respectively.



# The Property

Believed to date from the pre-Victorian 19th century Bex Mill House still retains many period features.

Of particular note in the property are the stunning drawing room and conservatory, which together form an exceptional entertaining space with the southerly aspect and large glazed windows allowing the property to be flooded with natural light throughout the day.

The kitchen/breakfast room is also an excellent size and wonderfully warm heart to the house.



Gardens and Grounds

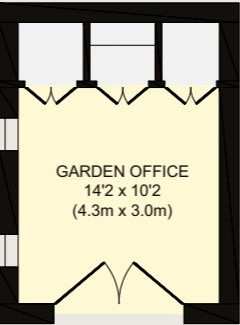
Bex Mill House is approached via a driveway and parking area to the front of the garage, with the property itself entered via stone steps leading to the sun terracing and boot room. Sun terraces surround the rear of the house with the remainder of the gardens mainly laid to lawn with some established shrub borders, falling away to the rear, (south), and leading down to the detached home office building.

Property Information

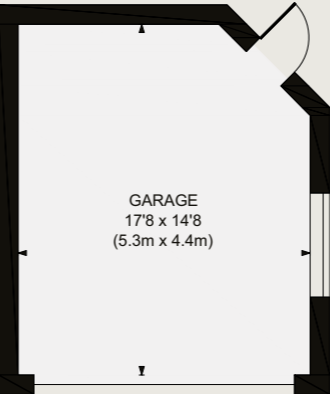
Services
We are advised by our clients that the property has mains water and electricity, drainage and oil-fired central heating.
Tenure
Freehold
Local Authority
South Downs National Park Authority together with Chichester District Council.
Council Tax
Band G
EPC Rating
E
Directions
Postcode: GU29 0DQ
What3Words: avocado.chum.pilots
Viewing
All viewings are strictly by prior appointment with Knight Frank.



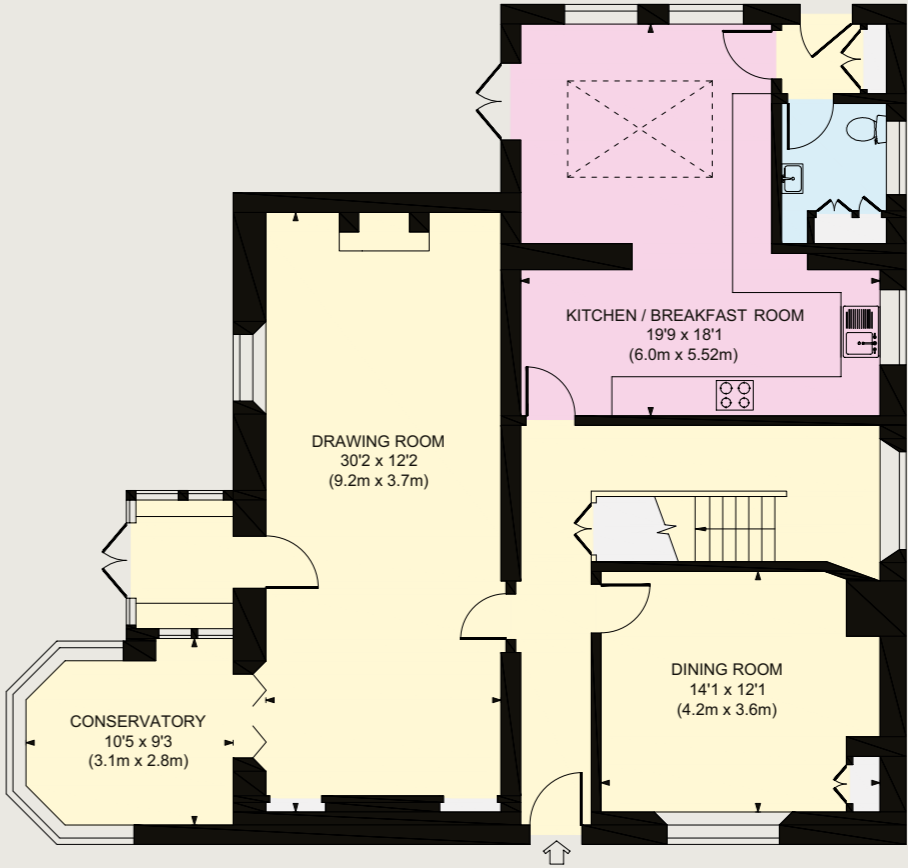
Approximate Gross Internal Floor Area  
Main House 2184 sq. ft / 202.91 sq. m  
Garage 249 sq. ft / 23.12 sq. m  
Outbuildings 144 sq. ft / 13.34 sq. m  
Total 2577 sq. ft / 239.37 sq. m



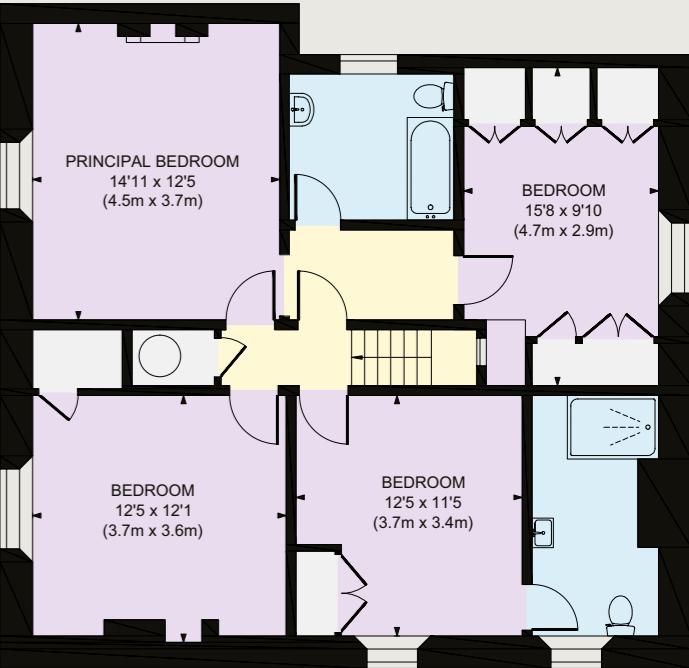
Outbuilding



Garage



Ground Floor



First Floor

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

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.



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