

The Blotting House, Iping, West Sussex





A beautiful country house in a **picturesque** rural setting.

Summary of accommodation

Entrance hallway | Sitting room | Play/television room | Study | Kitchen/breakfast room | Cloak/utility room

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

Gardens and grounds | Garden store/office

In all approximately 0.42 acres

Distances

Midhurst 2.5 miles, Chichester 14 miles, Haslemere 11 miles (London Waterloo 56 minutes), Liphook 4 miles (London Waterloo 65 minutes)

Petersfield 9 miles (London Waterloo 66 minutes), Guildford 22 miles, London 54 miles

(All distances and times are approximate)



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Situation

The Blotting House is situated in a quiet and beautiful location in Iping, a highly sought-after hamlet on the edge of Midhurst. The old market town of Midhurst is renowned for the magnificent ruins of the original Tudor Cowdray House and the highly-regarded polo lawns at Cowdray Park.

Midhurst, which is at the heart of The South Downs National Park, offers shopping facilities for day to day needs, delightful boutique and antique shops, with more extensive facilities available in Haslemere and Chichester. There is also a mainline train station located in Haslemere which provides frequent services into London Waterloo, taking approximately 56 minutes.

Sporting facilities are superb, with racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester.

One of the key benefits of this location is the wonderful array of bridleways and footpaths that the surrounding countryside has to offer, many of which can be accessed directly from The Blotting House.



The property

The Blotting House was originally a warehouse, part of the Iping paper mill and where the blotting paper was stored. It occupies a wonderful prime position, set back from Iping Bridge on the River Rother. The property is believed to have been converted in the 1980s into a residential dwelling and has since been completely modernised giving us the beautiful family home we see today.

The quality of finish and attention to detail are exemplary throughout, with the best quality fixtures and fittings being used. The emphasis in the property is very much on family space, with a wonderful kitchen/breakfast room being an excellent size and benefitting from a central island and double-glazed doors leading onto a terrace. The kitchen is bespoke and features hand-painted timber units under a beautiful Carrara marble surface, a three-oven electric AGA and an Indian Limestone floor. The sitting room is an excellent size, with a Chesney's woodburner and a Bath stone fireplace at its heart. The play/television room beyond also adds to the family space and, whilst benefitting from underfloor heating, it makes for a superb retreat for children, or home office if required. Both the sitting room and play/television room have double doors leading onto the garden.



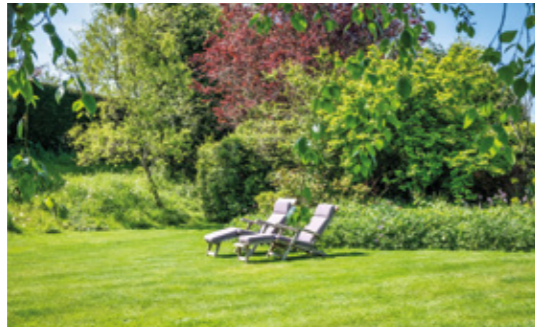
Approximate Gross Internal Floor Area
 2412 sq ft / 224.1 sq m

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





Outside

To the front of the property there is parking for several cars, while to the rear, sun terraces lead directly off the back of the property onto the formal lawns and established shrub borders. The rear gardens are surrounded by an established mixed hedge, providing a haven of peace, tranquillity and great privacy.

Services

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

Directions (GU29 0PE)

From London/Guildford follow the A3 southbound and exit at the junction signposted A272 to Petersfield/Midhurst. At the first roundabout take the first exit onto London Road/A272. Stay on the A272 for approximately 6 miles and turn left towards Iping. Follow this road for approximately half a mile and turn left immediately before Iping Bridge. The Blotting House can then be found as the first house on the left-hand side.



Viewings

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

Property information

Tenure: Freehold

Local Authority: Chichester District Council: 01243 785 166

Council Tax: Band G

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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