



CAMPBELL PARK

Fernhurst Road, Milland, West Sussex



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Fernhurst Road, Milland,
West Sussex GU30 7LU

A rare and versatile lifestyle opportunity combining characterful living with income-generating commercial space, set in an idyllic South Downs location on the edge of Milland.

Accommodation

3 Bedrooms | 2 Reception Rooms | Kitchen | Separate Business Space | Extensive Parking | Outbuildings | Gardens of Approximately 0.34 Acres (0.14 ha)

Milland (village shop, café, pub) 0.5 mile | Petersfield (and mainline station) 7 miles | Liss 5 miles | Guildford 20 miles | London 53 miles | Mileages approximate

- Three bedroom dwelling extending to approx 213 sqm (2298 sqft)
- Two self-contained commercial units totalling approx. 183 sqm (1,974 sq ft)
 - Partly constructed music studio ready for completion
- Outstanding scope for studios, artisan enterprises, or a wellness hub
 - Generous plot exceeding one-third of an acre





THE PROPERTY

An exceptional and rarely available opportunity to acquire the freehold interest in a mixed residential and commercial property extending to approximately 4,632 sqft. (430.3sqm), set within a beautifully established rural environment on the edge of the highly desirable village of Milland.

This unique and versatile property has evolved sympathetically over a number of years, creating a cohesive collection of characterful buildings that blend seamlessly with their surroundings. Dating back to the 1990s, with timber-clad elevations beneath pitched roofs, the accommodation offers a unique charm, enhanced by exposed beams and wooden flooring throughout much of the space.

The property comprises a combination of a single residential dwelling, providing three bedroom accommodation. There are two kitchenettes and two reception rooms with the potential to optimise the layout. The Property also benefits from well proportioned commercial spaces, presenting an exciting opportunity for owner-occupiers, those operating a business from home, or purchasers seeking income-generating potential. The commercial units are low-key and non-intrusive, yet offer proven rental income history, with previous lettings demonstrating strong demand.

OUTSIDE

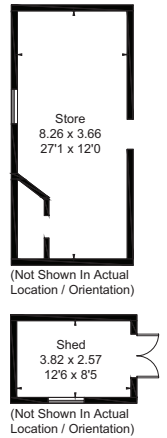
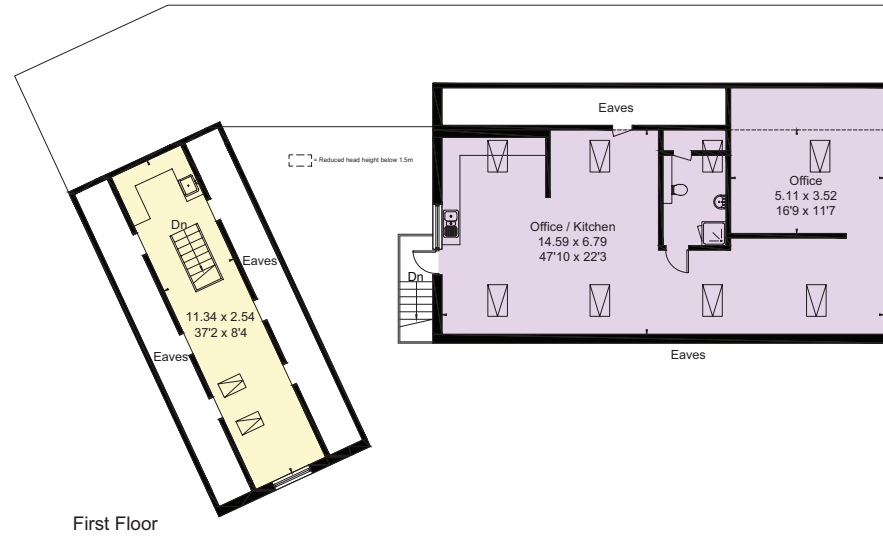
Externally, the setting is particularly attractive, with generous gravelled parking areas, thoughtfully landscaped grounds, and an abundance of established planting. A significant area of mature oak woodland borders the property, while the nearby Matchetts Pond has been attractively enhanced to create a picturesque and tranquil wildlife environment.

In addition to the principal accommodation, the property benefits from ancillary outbuildings including a music room (awaiting completion), greenhouse, and garden shed, offering further flexibility for a range of uses.

Overall, this is a highly adaptable property with scope for continued development, income generation, or bespoke live-work arrangements in an idyllic rural setting.



Residential = 213.5 sq m / 2298 sq ft
Commercial = 183.4 sq m / 1974 sq ft
Store = 30.1 sq m / 324 sq ft
(Excluding Shed Eaves)



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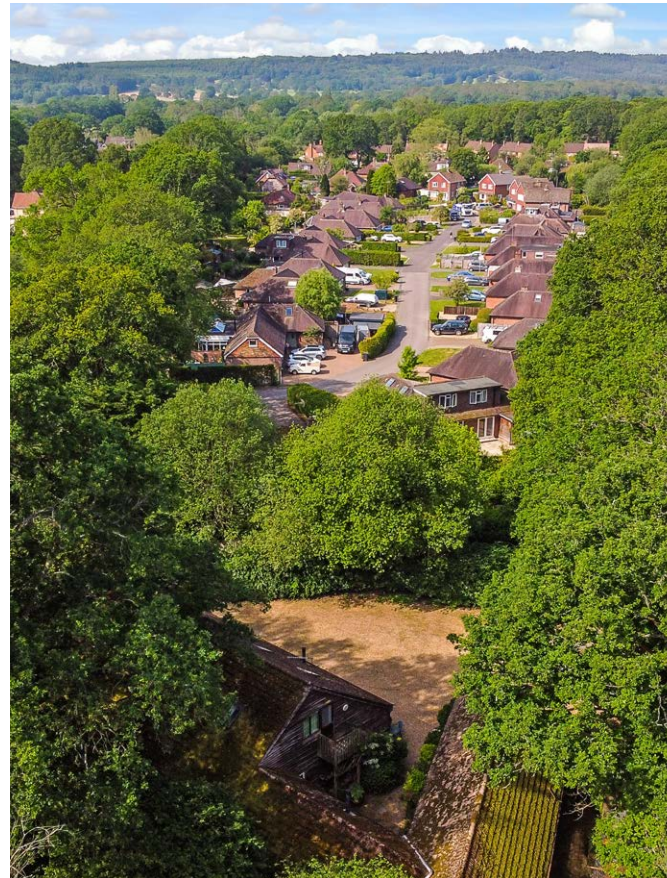
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LOCATION

Campbell Park enjoys a lovely, quiet position in the highly sought-after village of Milland, which offers a village shop, pub, village hall, sports ground and tennis club. The Milland Valley is secluded and rural, yet remarkably accessible via the extensive network of local lanes.

Liphook is just 3.5 miles north for local needs and the A3 provides good regional transport links to Guildford, London or the south coast. Located close to the West Sussex, Hampshire and Surrey borders, the area is well catered for with top performing state and independent schools all within the region, including Highfield and Bohunt at Liphook and Churcher's, Bedales and Ditcham Park at Petersfield.

There is also an extensive network of footpaths and bridleways within easy access from the property to satisfy the outdoor adventurer, together with the wider amenities of the South Downs National Park nearby.

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity, and private drainage.

Broadband availability

Ultrafast available according to Ofcom.

Mobile/Internet Coverage

Good outdoor and in home according to Ofcom.

Tenure

Freehold with vacant possession.

Construction

Concrete block construction with timber-clad elevations beneath a tiled roof.

Local Authority

Chichester District Council
www.chichester.gov.uk
01243 785166

Council Tax

Band F

Rateable Value

Unit 1 - £10,250 / Unit 3 - £8,800

EPC

E52 (Residential) / Unit 1 – D76 / Unit 3 – C54

Directions to GU31 5NU

From Petersfield take the A272 heading east for 0.7 miles and take the second exit on to London Road/ B2070. After 1.8 miles turn right at the Jolly Drover

and after half a mile, veer left on to Hartin Combe Road. Continue on this road, feeding on to Rake Road towards Milland. Head straight through the village on to Fernhurst Road, Campbell Park is the last property on the left before the Matchets Pond.

What3Words

/// warriors.zoos.moats

Viewings

By appointment with BCM Wilson Hill only

NB These particulars are as at June 2026

Selling Agents

Lily Walker & Louisa Watson Smith
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/ lwsmith@bcmwilsonhill.co.uk
01962 763900

Planning

The residential element of the Property was consented via a Certificate of Lawful Existing Use permitted in February 2025.

Rights of Way & Easements

There is a fenced footpath running adjacent to the left hand side of the entrance to the Property.

The Property is sold with the benefits of and subject to all Rights of Way and other easements and rights of a similar nature which exist, whether mentioned in these particulars or not.



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