



WATERGROVE

Milland, West Sussex



A BEAUTIFUL COUNTRY HOUSE IN MATURE PRIVATE GROUNDS IN THE HEART OF THE MILLAND VALLEY

Summary of accommodation

Entrance hallway | Drawing room | Dining room | Sitting room | Snug | Kitchen/breakfast room | Utility room | Larder | Cloakroom

Principal bedroom with dressing room and en suite bathroom | Four further bedrooms | Two family bathrooms

Detached double garage | Stable with hay store | Greenhouse | Tennis court

Sun terraces | Formal gardens | Orchard | Mature specimen trees | Paddock and field shelter

Gardens and grounds: In all about 3.5 acres

Distances: Milland Village 0.5 miles, Liphook 4 miles (London Waterloo 65 minutes)

Petersfield 6 miles (London Waterloo 66 minutes), Haslemere 7.5 miles (London Waterloo 56 minutes)

Chichester 18 miles, London 52 miles

(All distances and times are approximate)

SITUATION

Watergrove 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 about four 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 Highfield School and Brookham at Liphook, St Edmund's and Amesbury at Hindhead, St Ives in Haslemere, 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.



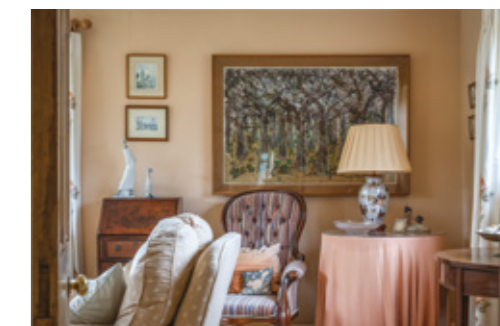


THE PROPERTY

Watergrove is a beautiful period country property which has been well cared for and much loved over the years; an exceptional family home in one of the most sought-after locations in the south of England. The property benefits from extensive accommodation over two floors which, with its large windows and elevated position, allows the property to be flooded with natural light throughout the day.

A real highlight of the property is the kitchen/breakfast room with French doors leading out onto the sun terraces and gardens beyond, and a four-oven AGA making this space a homely heart to the house.

Another real highlight is the principal bedroom suite. The space here is double aspect and provides wonderful views over the immediate grounds and the surrounding West Sussex countryside.





GARDENS AND GROUNDS

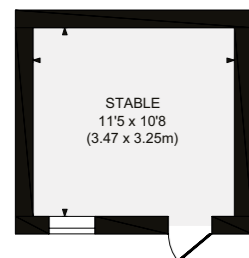
Watergrove can boast one of the most beautiful and tranquil approaches that one may see to any country house. Entered via a five-bar gate, the property is accessed via a sweeping gravel driveway with a post and rail fenced paddock to the left and formal gardens to the right as you approach the turning area leading up towards the main house, around which lie the garage and stable.

The grounds surrounding the property are mainly laid to lawn with some established shrub borders and beautiful mature specimen trees. The land falls away towards Cook's Pond, a notable landmark in the Milland Valley, with the entire property being bounded by a mature green screen affording excellent privacy.

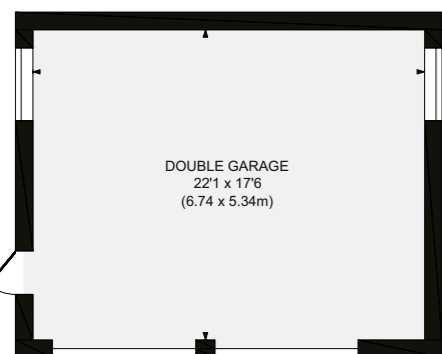
A field bounded by post and rail fencing currently used for the grazing of sheep as well as a greenhouse and tennis court complete the land holding.



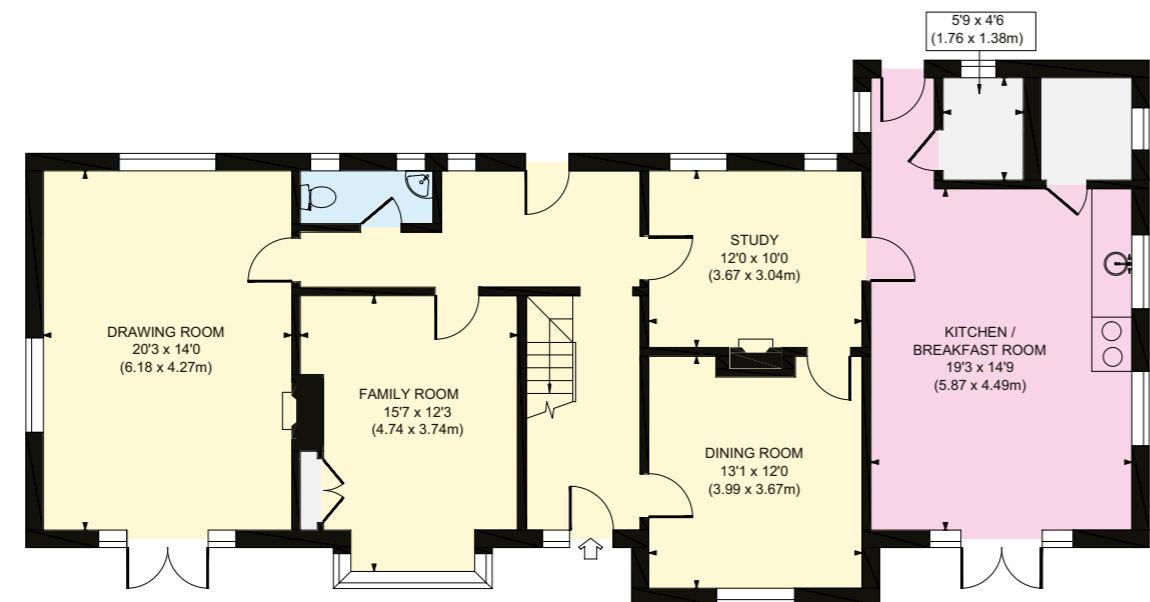




Outbuildings



First Floor



Ground Floor

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



PROPERTY INFORMATION

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

Services: We are advised by our client that the property has mains water, electricity together with private drainage and LPG gas-fired central heating.

Tenure: Freehold

Local Authority: Chichester District Council and South Downs National Park Authority

Council tax: Band H

EPC: F

Directions: GU30 7JU | **What3Words:** ///trek.tradition.encourage

Agents' note: While the postcode of Watergrove is Hampshire, please note that the property sits in the county of West Sussex.

Russell Grieve

01428 770560

russell.grieve@knightfrank.com

Knight Frank Haslemere

1 West Street, Haslemere

GU27 2AB

knightfrank.co.uk



Your partners in property

Approximate Gross Internal Area
 Main House 2,665 sq. ft / 247.62 sq. m
 Garage 387 sq. ft / 35.99 sq. m
 Outbuilding 392 sq. ft / 36.43 sq. m
 Total 3,444 sq. ft / 320.04 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

