



BARNETTS COTTAGE

Linch Road, Redford, West Sussex GU29 0QG



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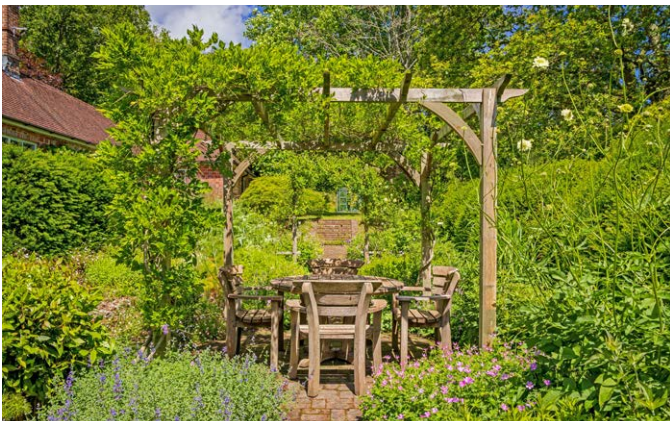
An attractive country cottage
with beautiful landscaped
gardens enjoying an idyllic,
elevated and peaceful
position with wonderful views

Accommodation

Entrance Hall | Cloakroom | Sitting Room
| Library/Dining Hall | Study / Family Room
| Kitchen / Breakfast Room | Utility Room
| Large Cellar / Games Room | Annexe /
Bedroom 3 with Dressing Room and
Ensuite Shower Room | 2 Further Bedrooms
both with Ensuite Bathrooms
| Parking | Double Garage | Garden Shed
and Greenhouse | Attractive Landscaped
Gardens and Grounds of Approximately
0.63 Acres (0.254 ha)

Milland 3 miles | Midhurst 4.2 miles
| Liphook 4.4 miles | Haslemere 7.7
miles | Petersfield 10.2 miles | Mileages
approximate | Mainline Stations at Liphook,
Haslemere and Petersfield





THE PROPERTY

An attractive and beautifully appointed country cottage of character enjoying an incredibly idyllic, quiet and elevated position amid the delightful flora and fauna of Woolbeding Common. Arranged over two floors the property is understood to date back to the 18th century with later additions in the 20th and 21st centuries and now provides comfortable, welcoming and flexible accommodation throughout with particular notable features including a ground floor bedroom suite which could also be used as a self contained annexe, three reception rooms, a delightful kitchen / breakfast room, a very generous cellar / games room and some wonderful distant views in all directions.

OUTSIDE

The property is approached via a private driveway across National Trust common land leading to a parking area and down a track to the double garage with a legal right of vehicular access at the end of a track. The gardens are a particular feature of the cottage having been attractively landscaped offering a delightful dining terrace beneath an arbour, mature floral beds, tiered lawned areas, vegetable gardens and an area of wild garden housing a small pond. The gardens are enclosed enjoying a high degree of privacy and seclusion and in all extend to approximately 0.63 Acres (0.254 ha).

LOCATION

The property is located within Woolbeding Common and its attractive, protected heathland on high ground above the charming hamlet of Redford which is located between the village of Milland and the larger town of Midhurst in the South Downs National Park. The village of Milland offers a pub, primary school and local shop / café, whilst the larger towns of Midhurst, Petersfield and Haslemere all offer a more comprehensive range of shopping, recreational facilities and mainline stations with trains to London Waterloo. The area has an excellent range of schools including Bedales, Churcher's College, Ditcham Park, Highfield and Brookham and in the state sector TPS, Bohunt and Midhurst Rother College. The A3 provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the attractive harbours and creeks of the South Coast.

Approximate Floor Area = 309.9 sq m / 3336 sq ft (Including Basement / Garage / Excluding Shed)



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity and drainage. Oil fired central heating. A septic tank serves for rainwater catchment.

Broadband availability

Superfast available (Ofcom)

Mobile/Internet

Coverage

Good/variable outdoor (Ofcom).

Tenure

Freehold with vacant possession.

Construction

Brick and stone with tiled roof.

Local Authority

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

Council Tax

Band G

EPC

E44

Directions to GU29 0QG

From Petersfield take the A272 towards Midhurst for approximately 7.5 miles, turning left at the signpost towards Woolbeding, Redford and Linch. Continue on the lane bearing left after approximately 0.7 miles onto Brambling Lane which becomes Linch Road and then continue on for a further 2 miles to the centre of Redford, turning right onto an unnamed lane just before the village garage (Redford Garage). Proceed up the lane bearing right and then left to the end where the cottage is located.

What3Words

///grudges.crescendo.baguette

Viewings

By appointment with BCM Wilson Hill only

NB Brochure prepared June 2026.

IMPORTANT NOTICE

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Petersfield

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