



AMBLETTES

Chithurst Lane, Chithurst, West Sussex GU31 5EU



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West Sussex GU31 5EU

An attractive and well
presented country house
with delightful gardens and
river frontage, enjoying a
lovely, peaceful position

Accommodation

Entrance Hall | Cloakroom | Sitting Room
| Kitchen / Dining Room | Study | Inner
Hall | Utility / Boot Room | 4 Bedrooms
| Bathroom | Separate WC | Shower
Room | Boiler Room | Extensive Parking
| Detached Outbuilding with Store
Rooms | Shed / Store | Attractive
Gardens and Grounds with River
Frontage of Approximately 0.62 Acres
(0.250 ha)

Rogate 3 miles | Milland 3.3 miles
| Midhurst 3.6 miles | Liphook 4.4 miles
| Petersfield 7.9 miles | Haslemere 12
miles | Mileages approximate | Mainline
Stations at Liphook, Haslemere
and Petersfield





THE PROPERTY

An attractive and stylishly appointed attached country house believed to date back to the early 1900's offering well proportioned, light and comfortable accommodation throughout. The property has recently undergone a significant upgrade retaining many features akin to the original property including fireplaces and notably high ceilings whilst carefully combining with more modern conveniences attributed to current day living including a large, open plan contemporary kitchen / dining room, comfortable sitting room with woodburning stove, inner hall with sitting area and woodburning stove, large utility room, 4 double bedrooms and a clever 'library recess' on the first floor. The property further enjoys delightful views across its own gardens and towards the River Rother.

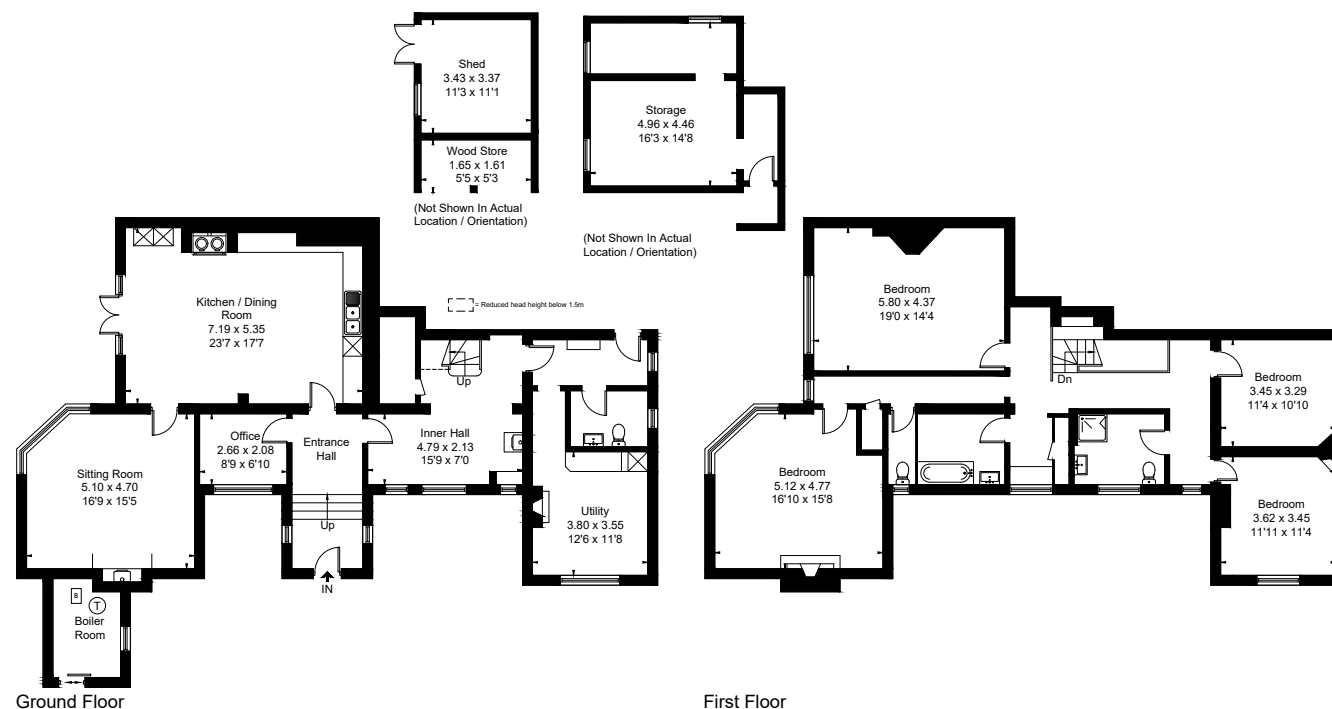
OUTSIDE

The property is approached via a gravelled driveway, providing extensive parking alongside a detached outbuilding, currently arranged into separate storage rooms. Adjacent to the house, a formal lawn can be accessed directly from the kitchen, creating an ideal setting for outdoor entertaining. Beyond the driveway, a separate garden is accessed through a traditional five-bar wooden gate and has been thoughtfully sown with wildflowers and grasses. This tranquil area also incorporates a timber outbuilding and log store and offers a wonderful space in which to relax and unwind. Grassed pathways meander through the grounds towards the River Rother, where the property benefits from sole fishing rights. In all the gardens and grounds extend to approximately 0.62 Acres (0.250 ha).

LOCATION

The property is located in the pretty and much desired hamlet of Chithurst which has an historic church, and which adjoins the village of Trotton, with a garden centre with food shop and café. The nearby villages of Rogate and Milland both offer an array of amenities including pubs, village halls, recreation grounds and shops. The larger towns of Midhurst, Petersfield and Haslemere are all within close proximity offering a more comprehensive range of shopping and recreational facilities including train services to London from Petersfield, Liphook and Haslemere. Within the area there is an excellent range of schools including Ditcham Park School between South Harting and Petersfield, Churcher's College and Bedales in Petersfield, Westbourne House in Chichester, Seaford College near Petworth, Highfield in Liphook and St Edmund's and Amesbury at Hindhead. There are also highly regarded state schools nearby including Bohunt School in Liphook, Midhurst Rother College and The Petersfield School. The surrounding countryside is beautiful and provides many excellent opportunities for walking and riding with an array of wonderful footpaths and bridleways within a short walk or drive, as are the attractive harbours and creeks of the South Coast.

Approximate Floor Area = 256.2 sq m / 2757 sq ft
 Outbuildings = 25.3 sq m / 273 sq ft (Excluding Shed / Wood Store)
 Total = 281.5 sq m / 3030 sq ft



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains Electricity and Water.
 Oil Fired Central Heating.
 Private Drainage (Treatment Plant).

Broadband availability

FTTP

Mobile/Internet Coverage

Good Outdoor and In Home (Ofcom)

Tenure

Freehold with vacant possession.

Construction

Brick and tiled roof

Local Authority

East Hampshire District Council
www.easthants.gov.uk

Council Tax

Band G

EPC

40E

Directions to GU31 5EU

From Petersfield take the A272 towards Midhurst passing through Rogate and onto Trotton. Having crossed over the bridge at Trotton beside the church, take the next left onto Chithurst Lane and continue along the lane for approximately 0.5 miles where the entrance to the property will be found on the right hand side.

What3Words

///support.defenders.quality

Viewings

By appointment with BCM Wilson Hill only

NB Brochure prepared October 2026.

IMPORTANT NOTICE

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Petersfield

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