

ASH BARN

Stedham, Midhurst, West Sussex GU29 0PX



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An attractive and beautifully renovated detached home in an incredibly unique setting with stunning private gardens and wider communal paddocks and woodland.

Accommodation

Beautiful Open Plan Kitchen / Dining Room | Large Sitting Room with log burner

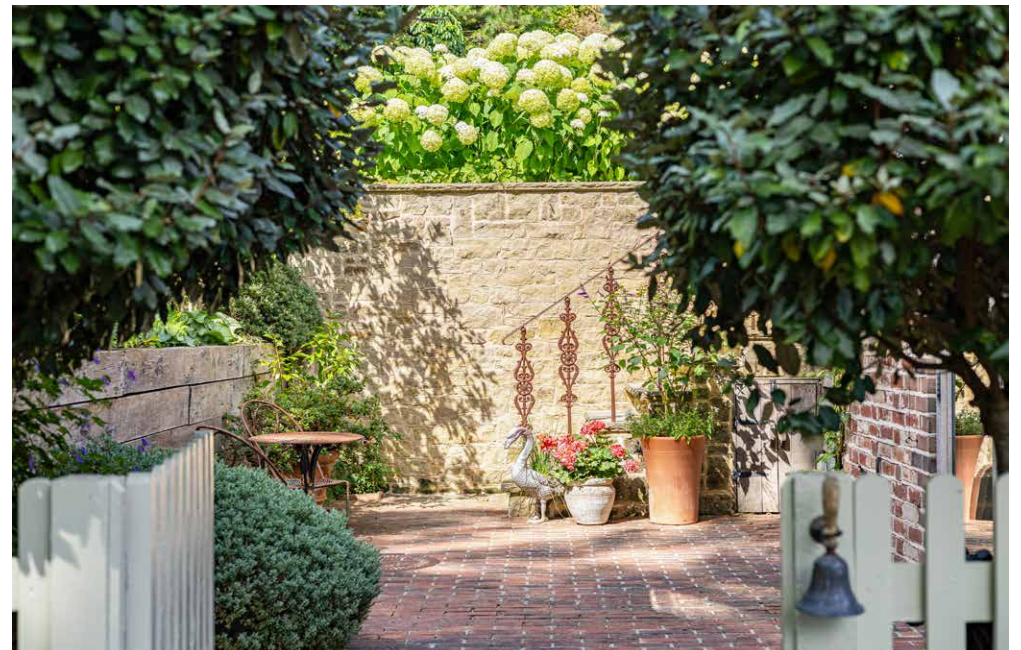
Spacious Entrance Hall with cloakroom | Two double bedrooms both with ensembles

Beautifully landscaped garden with entertaining spaces | Wider communal grounds of around 15 acres

Areas: 1608 sqft (sq.m) | EPC F28

Midhurst 3 miles | Liphook 7 miles | Petersfield 9 miles | Haslemere 10 miles | Mainline stations at Liphook, Petersfield and Haslemere to London Waterloo

Mileages approximate





THE HOUSE

Ash Barn is a beautifully renovated detached home, tastefully decorated throughout and occupying an incredibly unique and special setting. There is a wonderful feeling of space and light as soon as you step through the stable door into the spacious entrance hall, with exposed stone walls, vaulted ceilings, cleverly designed storage and a concealed ground floor cloakroom. To the left is the impressive kitchen/dining room, set within a modern oak and glass extension. Wonderfully light and well equipped, the room features high vaulted ceilings and floor-to-ceiling windows overlooking the pond and grounds beyond, with French doors opening onto the terrace and garden, creating a fantastic space for entertaining. The sitting room sits to the right of the hallway and is particularly generous in size, with exposed beams and a log-burning stove adding warmth and character. Completing the ground floor is a good-sized double bedroom with an ensuite shower room. Upstairs, the main bedroom suite has excellent wardrobe storage and a spacious ensuite bathroom with a freestanding bath. The property has a fantastic feel throughout, successfully combining original character with modern comfort and creating a wonderful home for entertaining, escaping to the country or simply enjoying the good life.

OUTSIDE

Outside, the house enjoys a private garden of approximately a third of an acre, cleverly landscaped into tiers and meticulously designed and planted, with paths and artfully crafted staircases leading to usable levels of lawn and sociable entertaining areas.

Beyond the private garden, Ash Barn sits within around 15 acres of communal countryside and land – a unique and incredible arrangement shared solely between Ash Barn and Ash House. The land includes a disused tennis court, paddocks, woodland, lakes, shrubbery, an above-ground swimming pool and a variety of outbuildings for the residents to share and enjoy. It is a real slice of countryside heaven, set amongst some of the finest scenery the area has to offer, with beautiful views and total privacy and peace.





SALES & LETTINGS | PLANNING & DEVELOPMENT | RURAL CONSULTANCY | ARCHITECTURE & DESIGN



SITUATION

Ash Barn is part of the Ash Estate, and sits within the South Downs National Park. The property occupies a wonderfully rural position at the end of a quiet country lane above the villages of Iping and Stedham. Ash Barn was renovated in 2017 from former agricultural buildings, and the seventeenth-century Grade II Listed Ash House, which houses three apartments, sits nearby at the centre of the Estate. Surrounded by woodland and rolling countryside, the property is exceptionally well placed for walking and riding, with an extensive network of footpaths and bridleways from the doorstep, and the River Rother winding through the surrounding landscape. Despite its peaceful setting, Ash Barn is well positioned for access to Midhurst, Petersfield and Haslemere, all of which provide a comprehensive range of shops, restaurants and recreational

facilities. Petersfield and Haslemere also offer mainline rail services to London Waterloo, while the A3 provides excellent road links towards Guildford, the M25 and London. The area is particularly well known for its sporting and recreational opportunities. Cowdray Park is renowned for polo and golf, while Goodwood offers horse racing, motorsport and golf. The South Coast is also within easy reach, with sailing around Chichester Harbour, Itchenor and Bosham, and the cathedral city of Chichester providing an excellent range of shopping and cultural amenities.

There is an excellent choice of schools in the area, including Bedales, Churcher's College, Ditcham Park, Highfield and Brookham, Dorset House and Seaford College, together with well-regarded state schools including The Petersfield School, Bohunt and Midhurst Rother College.

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Private water. Mains Electricity. LPG heating and hot water. Shared private drainage.

Broadband availability

Standard broadband available (Ofcom).

Mobile/Internet Coverage

Good outdoor (Ofcom).

Tenure

Share of Freehold / Leasehold with vacant possession. Term of Lease 999 years from September 1989.

Local Authority

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

Council Tax

Band C

EPC

F28

Postcode

GU29 0PX

What3Words

///bullion.renovated.evokes.

Directions

From Midhurst take the A272 towards Petersfield, after about 0.8 miles take the turning to Woolbeding, continue for 1.2 miles and then fork left onto a country lane for a further mile (Stedham Lane merging into Stanwater Lane). When the road splits, take the right hand fork (sign posted as a dead end) and continue until you see a sign for Ash Barn on your left.

Viewings

By appointment with BCM Wilson Hill only.

NB These particulars are as at August 2026.

Approximate Floor Area = 134.1 sq m / 1443 sq ft
Outbuildings = 15.3 sq m / 165 sq ft
Total = 149.4 sq m / 1608 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112639

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Petersfield

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