



## Coldharbour Hall, Coldharbour Wood, London Road, Rake, Liss, Hampshire, GU33

Asking Price: £1,500,000 Freehold

With commanding views over the surrounding valley, an imposing principal portion of a country house with approaching 6,000 sq. ft. of living accommodation.

Main bedroom with an ensuite bathroom, five further bedrooms, bedroom 7/study, two family bathrooms, ensuite shower room, drawing room, billiard room, kitchen, utility room, downstairs cloakroom, double garage, parking, outbuilding, paddock and gardens.

In all, approximately 1.5 acres.

EPC Rating: "E" (41).

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## DESCRIPTION

Accessed via a sweeping, shared 600 metre drive, the property is the principal portion of this large country house believed to have been originally built in 1887, as a private residence for the banker and politician, Sir Thomas Sutherland and more recently, the property was split into residential houses in the late 1970's. The layout can be seen in the floorplan but of particular note is the billiard room with original wooden wall panelling, the separate drawing room and large kitchen. From the spacious hall, stairs rise to the first floor landing, off which are three bedrooms, one with its own balcony, another with an ensuite bathroom and there's a family bathroom. From the landing, another staircase leads to the top floor where there are three further bedrooms, a bathroom and large study which has an adjoining shower room. Outside, the house is approached by a sweeping drive to the front of the house leading to a communal parking area. The garden is to the rear and is mainly laid to lawn with a variety of mature borders. Doors from both the kitchen and billiards room lead directly out onto the loggia which is the perfect spot to relax come rain or shine. Accessed off the drive is a private, modern, double garage with a parking area in front of and a detached outbuilding which could be converted into stables should one desire. Included within the sale is a paddock and in all there is approximately 1.5 acres. This is a rare and special opportunity to acquire a substantial portion of a tremendous country house which has wonderfully proportioned rooms and an internal viewing is strongly recommended.



## SERVICES

Mains electricity and fibre internet connection. Shared private drainage and oil fired central heating. There is a LPG connection in the kitchen.

## LOCATION

The property is situated in Coldharbour Wood on the outskirts of the village of Rake where there is a pub, garden centre and village school. Petersfield is situated approximately 5 miles to the south-west in the heart of the South Downs National Park and offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead now provides congestion free travel north along the A3 to Guildford and London. The area has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, The Festival Theatre in Chichester, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, Highfield School, Bohunt School and The Petersfield School.

## LOCAL AUTHORITY

Chichester District Council

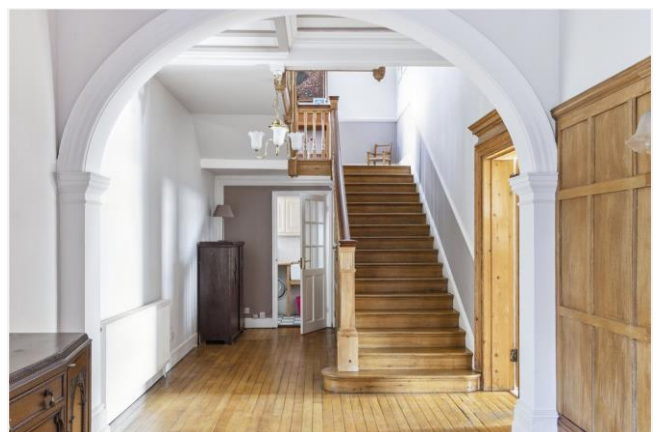
## RESIDENTS ASSOCIATION

There is a Residence Association where each property pays £60 per month which contributes towards the maintenance of communal grounds, driveway, drainage system and courtyard.

## DIRECTIONS

From Petersfield, head north along the old A3 (now B2070) in the direction of Liss and Liphook. Continue through Hill Brow and Rake passing the Flying Bull Public House and commercial park on the left. Immediately before the road becomes a dual-carriage way you will see a sign on the right saying Coldharbour Wood. Proceed up the drive and as it forks, follow it round to the right. On reaching a parking area, the property is situated straight ahead of you.

Ref: AB/240143/2



# Coldharbour Wood, Rake, GU33

Approximate Gross Internal Area = 552.1 sq m / 5943 sq ft

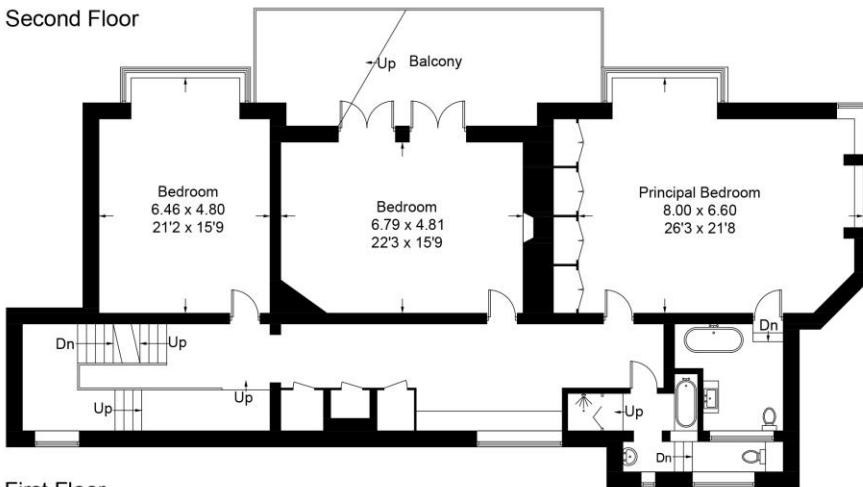
Garage = 71.1 sq m / 765 sq ft

Outbuilding = 47.5 sq m / 511 sq ft

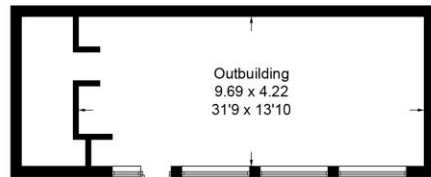
Total = 670.7 sq m / 7219 sq ft



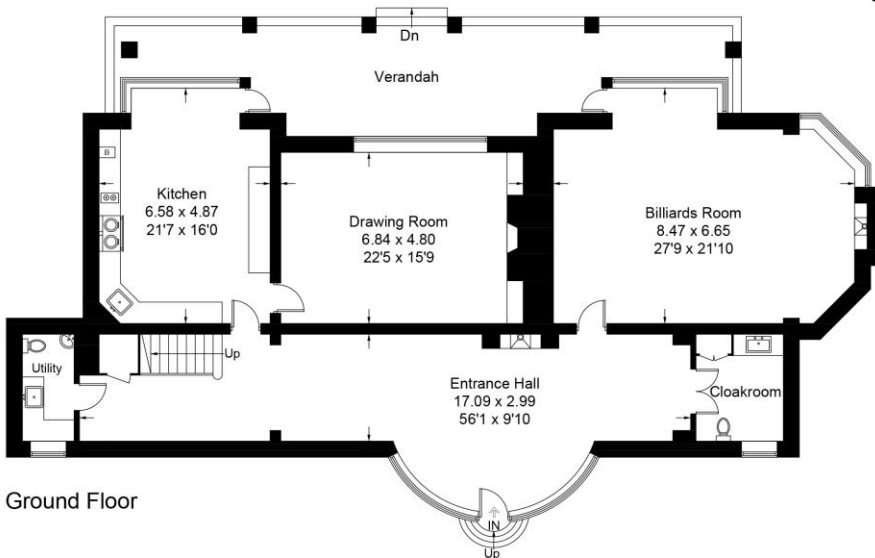
Second Floor



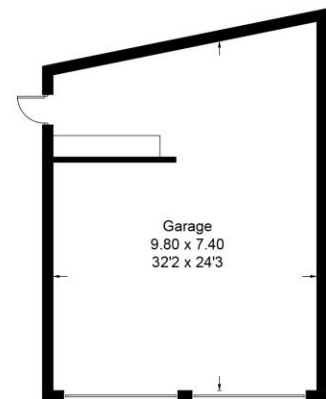
First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.

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