



Durford Mill House, Petersfield, Hampshire, GU31

Guide Price: £2,500,000 Freehold

A detached mill house on the banks of The River Rother with approximately 3.5 acres of land and an indoor swimming pool.

Five bedrooms, family bathroom, separate shower room, hall, drawing room, dining room, kitchen/family room, conservatory, utility room, downstairs cloakroom with WC. Detached garage with annexe above. Detached indoor swimming pool. Extensive gardens, grounds and paddock.

In all, approximately 3.5 acres.

EPC Rating: N/A.

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DESCRIPTION

The property is a detached, pretty, Grade II Listed mill house with stone and brick elevations under a tiled roof and accommodation over two floors. Believed to originally date from 1770, the property was extended in the 20th Century and now provides extensive accommodation for any incoming buyer. The layout of the property can be seen in the floorplan but of particular note are the large, almost floor to ceiling windows in many of the rooms ensuring light flows through the accommodation and many of the rooms radiate out from a central hall with galleried landing. Outside, the house is approached by a gravel drive with ample parking, to the right of which is a detached double garage with a small annexe above and there's a detached indoor swimming pool. The gardens are a particular feature of the house and are predominantly laid to lawn with an abundance of mature borders, trees, hedging and there's a paddock. Being on the banks of The River Rother, the gardens are an ideal, tranquil spot to unwind during the summer months.



LOCATION

The property is situated in the hamlet of Durford Mill, down a no-through lane, in the parish of Harting between Petersfield and Rogate. Petersfield lies 3 miles to the west and offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, M&S Food, 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 provides congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park and The Petersfield School.

LOCAL AUTHORITY

Chichester District Council.

SERVICES

Mains electricity and water. Oil fired central heating and private drainage.

DIRECTIONS

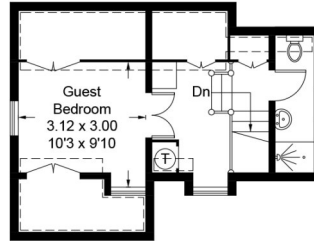
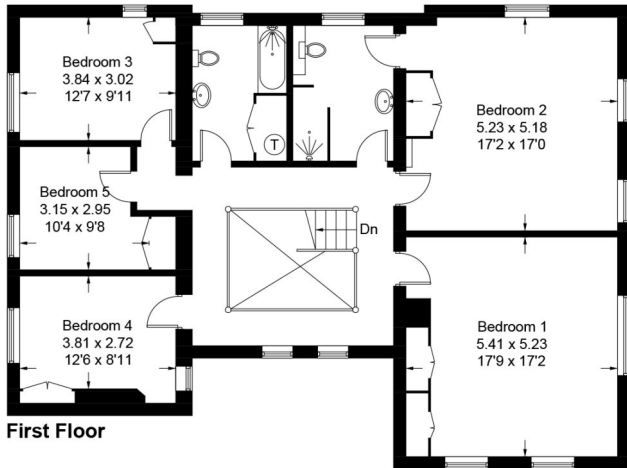
From Petersfield town centre, proceed up Ramshill, passing Churcher's College on the right. At the roundabout, take the second exit signposted to Midhurst. Continue straight on, passing the Half Moon Public House on the left. As the road climbs, turn right towards Midhurst along the A272. Follow the road for approximately 1.2 miles and then turn right signposted to Durford Mill. Proceed along the lane, taking the first turning on the right immediately after crossing the bridge to Durford Mill and follow the lane around to the right. The property is situated straight ahead of you.

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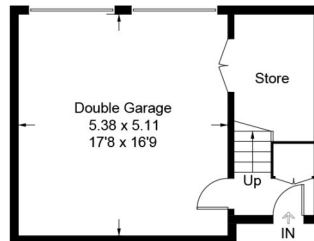


Petersfield, GU31

Approximate Gross Internal Area = 282.4 sq m / 3040 sq ft
 Annexe = 69.8 sq m / 751 sq ft
 (Including Double Garage)
 Outbuilding = 83.8 sq m / 902 sq ft
 Total = 436 sq m / 4693 sq ft

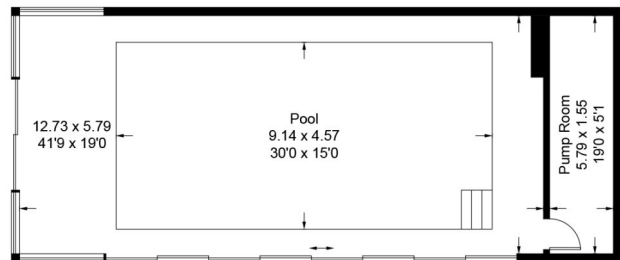
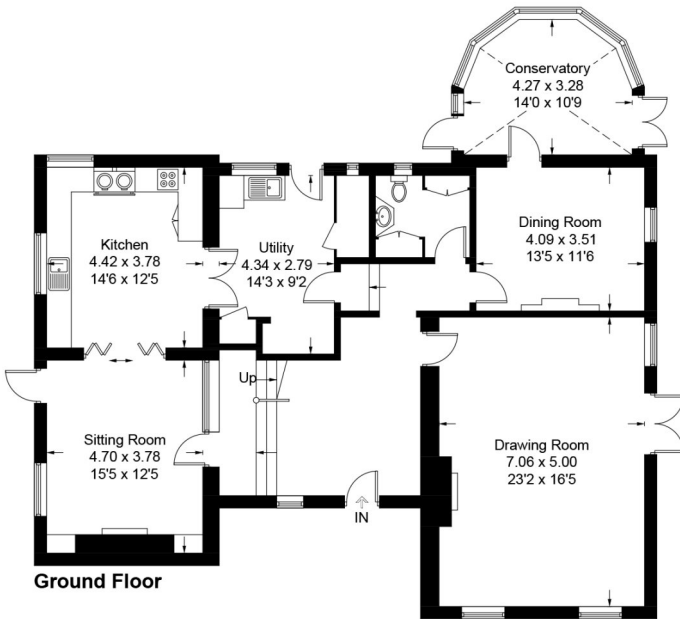


Annexe - First Floor



Annexe - Ground Floor

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

PRODUCED FOR WINKWORTH ESTATE AGENTS.

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 Emz0 Marketing 2024.

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