



Mapledurham House

MAPLEDURHAM LANE | WESTON | PETERSFIELD | GU32 3NJ

Wilson | Hill

Main Bedroom with Ensuite Shower Room | Four Further Bedrooms | Family Bathroom & Family Shower Room | Study | Sitting Room | Dining Room | Kitchen/Breakfast Room
Utility Area | Annex/Studio | Workshop | Static Cabin | Barn | Double Carport | Large Gardens & Approx 8 Acres of Paddock | Parking for Several Cars | Countryside Views
Petersfield 2.6 miles, Chichester 17 miles, Portsmouth 16 miles, Guildford 29 miles, Winchester 20 miles
Mainline station at Petersfield to London Waterloo



| The Property

Mapledurham House is an incredible package. Comprising a stunning period home, land and outbuildings with endless potential. The striking house boasts flexible accommodation, the ability for five bedrooms and is set in over 8 acres of land, offering views of the South Downs and countryside from every window. The ground floor offers ample living space with two bright reception rooms, a spacious kitchen/breakfast room ideal for entertaining or family living.

On the first floor there is a large main bedroom with ensuite shower room, two further double bedrooms, study, and a family bathroom. There is also an excellently converted basement level, which hosts two bedrooms or receptions rooms/office space as required, as well as shower room and kitchenette/utility area. Further to the house there is an additional annex/studio, ensuring the house has multiple options for multigenerational living or income potential.





| Location

Weston is an unspoilt hamlet, nestling at the foot of The South Downs in the heart of the South Downs National Park, located on a no through country lane. There is easy, direct access from the property to an extensive range of local footpaths which in turn provides access onto a wide variety of farmland walks, including the South Downs Way. The quiet network of local lanes and bridleways also provides abundant riding and cycling opportunities. Petersfield is some 2.6 miles distant offering a comprehensive range of facilities including Waitrose, a mainline station with train services to London Waterloo and its excellent range of schools, including local primary schools and TPS in the state sector, Bedales, Ditcham Park and Churcher's College in the private sector. The A272 links Petersfield to Winchester and Midhurst and the A3 provides good regional transport links to the M25, M27 and beyond.

The larger centres of Portsmouth, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast

| Outside

Approached via a sweeping private drive with paddocks flanking either side, Mapledurham House sits in an elevated position in the middle of its land enjoying far reaching views of the countryside and national park. There is an array of characterful stone outbuildings which offer potential for workshops, equestrian pursuits, or holiday lets, subject to the usual planning conditions. There is a large double carport, shed, and static cabin on site as well as various other sheds and stores as well as parking for numerous cars. The land is laid mainly to paddocks, wrapping round the house which sits in a large garden with hedged borders, south facing terrace

and a wide variety of planting that has been carefully curated over the years. In all, Mapledurham House offers an amazing small-holding opportunity for equestrian use, a gardeners dream or for children and animals to free range and enjoy the 'good life'.



Directions to GU32 3NJ

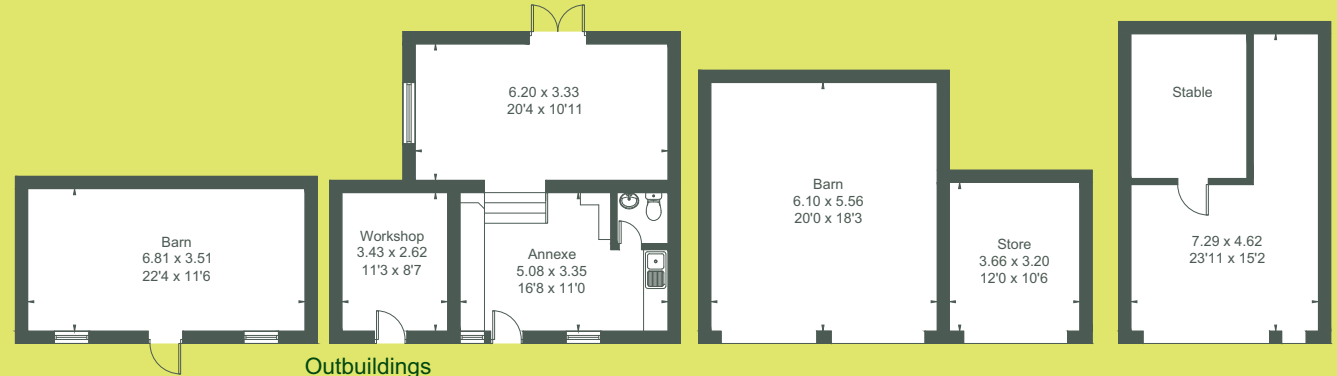
Proceed south out of Petersfield on the B2070 (The Causeway) passing Tesco on your right. Continue straight over the Tesco roundabout and left/straight on at the next roundabout. After 0.8 miles there is a small right hand turning into Mapledurham Lane. Take this turning, keep right at the first fork, then straight under the bridge. The entrance to Mapledurham House is immediately on your left.

WHAT3WORDS ///horn.bead.bouncing



Viewing strictly by appointment.

Approximate Floor Area = 206.9 sq m / 2228 sq ft
 Outbuildings = 180.7 sq m / 1946 sq ft
 Total = 387.7 sq m / 4174 sq ft



Outbuildings
 (Not Shown In Actual Location / Orientation)



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Services: Mains water (metered), electricity and private drainage, oil fired boiler providing hot water and central heating via radiators.

Local Authority: East Hampshire District Council
www.easthants.gov.uk 01730 266551

Council Tax: Band G. **EPC:** E48.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated June 2023.

