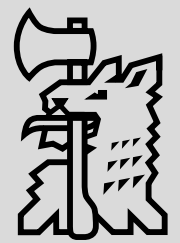


# Rooks Oak

Elsted, Midhurst, West Sussex



Jackson-Stops  
& Staff



People **Property** Places



A newly built, individually designed family house with landscaped gardens and far reaching views over surrounding countryside and to the South Downs

## Features

- Entrance hall
- Kitchen/dining/family room
- Pantry
- Utility/boot room
- Cloakroom
- Drawing room with library area
- Dining room/snug
- Landing with door to glazed balcony
- Master bedroom suite with dressing area & shower room
- 3 further bedroom (2 en suite)
- Family bathroom
- Second floor landing with reading area and stunning views to the Downs
- 2 further bedrooms
- 2 open bay car barn with storage above
- Parking for several cars
- Landscaped garden to the front
- Flat, seeded rear garden with natural pond
- In all about 0.59 acres

## Specification

- Zoned underfloor heating to the ground floor
- Hybrid window solution – triple glazed to the north to insulate the colder face and double glazed to the south to maximise the solar gain from the sun
- Siemens kitchen appliances
- Quartz worktop
- Vitra sanitaryware / Grohe taps
- Anti-mist mirrors
- Italian marble flooring
- 3000L rainwater harvesting tank
- LED energy efficient lighting throughout
- High levels of air tightness
- Private drainage



Utility Room

## The Property

Rooks Oak has been built to a very high standard and is designed to meet the requirements of modern family living, as well as significantly exceeding current regulations for energy efficiency and reduce energy bills, from the individually zoned underfloor heating on the ground floor to the individually thermostatically controlled radiators in each of the other rooms.

Luxurious Italian marble flooring has been used throughout the majority of the ground floor, at the heart of which is a large kitchen/dining/family room, with tri-fold doors leading out the south facing Indian sandstone terrace which takes in the view over the garden to the South Downs beyond. Off of the kitchen is a good size utility room and a useful pantry cupboard. The drawing room has a library area, floor to ceiling doors to the front and bi-fold doors leading out to the rear terrace. The fireplace has space for a woodburning stove.

A dining room, study and cloakroom complete the ground floor. On the first floor is the master bedroom suite, with dressing area and a well proportioned shower room; 2 further bedroom suites, a further bedroom and a family bathroom. The staircase continues up to the second floor landing with lovely views to the South Downs, off of which there are 2 further bedrooms. The flat, south facing garden has been seeded and will provide a generous expanse of lawn interspersed with mature trees, but will also provide a blank canvas for keen gardeners.

The area to the front of the property has gravelled to form a generous parking area, to the side of which is a 2 bay open car barn, clad with English sourced natural oak, with power, lighting and storage above.



## The Location

Elsted Marsh is a hamlet in the heart of the South Downs National Park and has a public house which is in easy walking distance from the property. The village of Elsted is just 1 mile away and boasts a church, village hall, public house and recreational grounds with one of the best views in West Sussex. Midhurst is about 4 miles to the east and provides for most everyday needs, whilst the larger town of Petersfield is 7 miles away and has a wider range of shops restaurants and leisure facilities.

Guildford in Surrey and the Cathedral city of Chichester, both with renowned Theatres, are within easy reach and have more extensive shopping and leisure facilities. The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports, whilst the mainline station at Haslemere provides a fast service to London Waterloo.



View from first & second floor

The surrounding area has much to offer with Polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Goodwood, Petersfield and Liphook, motor racing at the Goodwood circuit and sailing out of Chichester Harbour and other centres along the South Coast. There are many footpaths and bridleways in the area for walking and riding.

### By Road

London 56 miles • Midhurst 4 miles  
Petersfield 7 miles • Haslemere 13 miles  
Guildford 33 miles

### By Rail

• London Waterloo from 53 minutes

## Property Information

**Post Code:** GU29 0JT

**Services:** We have been advised by our client that the property has mains water, electricity, private drainage and propane gas. None of the services have been tested.

**Fixtures, Fittings & Garden Statuary:** Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation with the vendors.

**Local Authority:** Chichester District Council.  
Tax Band To be assessed.

**Photographs:** Taken March 2016

**Agent's Note:** Please note that the lawned areas in the external photographs of the house and garden have been digitally enhanced as they were taken prior to turf being laid.

**Viewing:** All viewings are strictly by appointment with Jackson-Stops & Staff, Midhurst 01730 812357. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

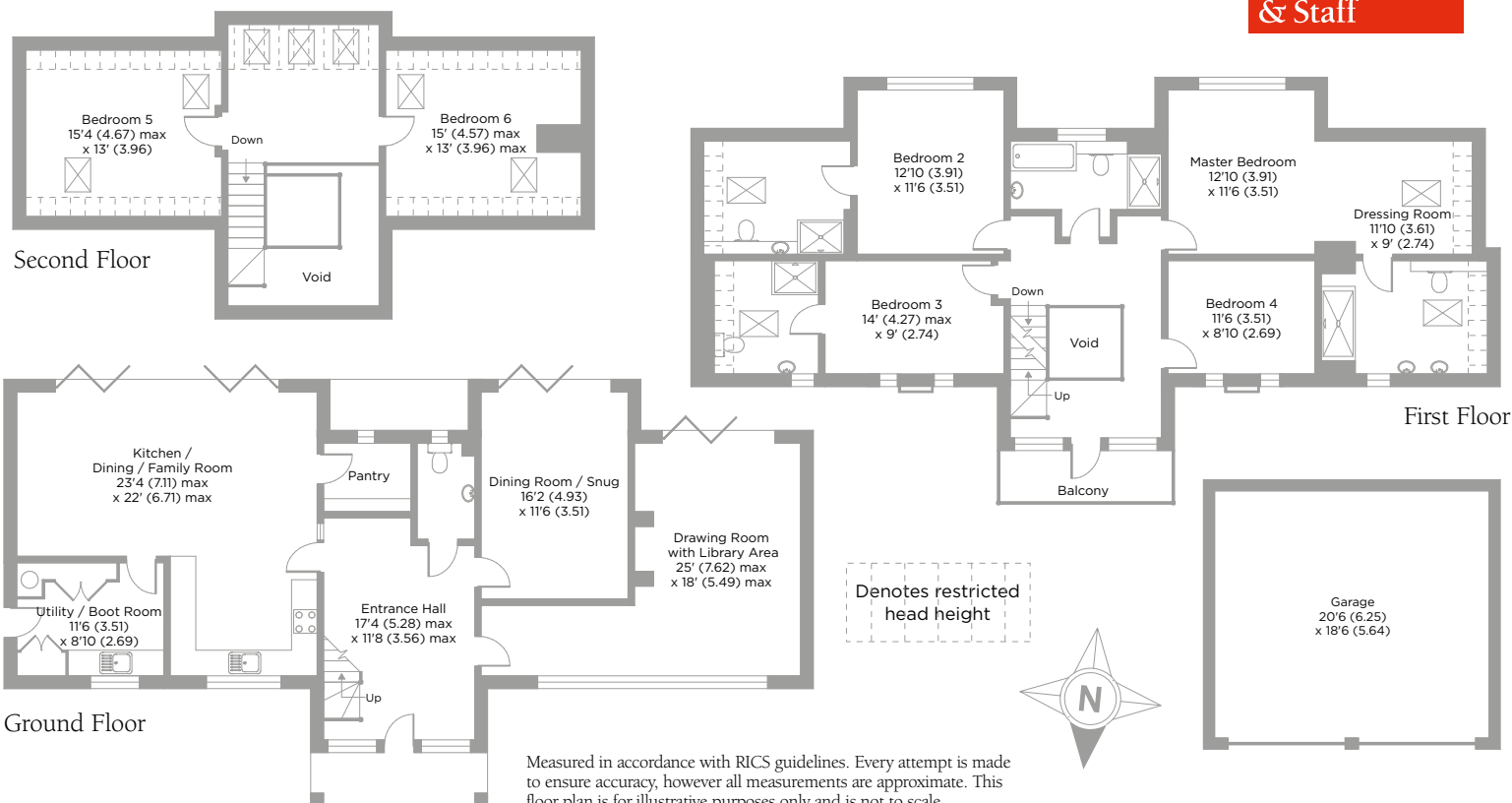
Midhurst 01730 812357 midhurst@jackson-stops.co.uk

Market Square, Midhurst, West Sussex GU29 9NJ

jackson-stops.co.uk



**Jackson-Stops  
& Staff**



## Directions

**From Midhurst** take the A272 towards Petersfield, after approximately 2 miles take the left turning signed Elsted. Continue along the road past the common and round the sharp right hand bend to the straight road. Just after the Elsted sign on the road, the entrance to Rooks Oak will be found on the left hand side.

**From London/Guildford** take the A3 and go through the Hindhead tunnel bearing immediately left. At the roundabout take the 3rd exit and follow the A333 over two roundabouts towards Hindhead. Then take the right turn on to the A287, follow through to the outskirts of Haslemere then turn right on to the A286 following this road into Midhurst. At the mini roundabout take the 3rd exit into North Street, at the top of the hill take the 3rd exit at the roundabout onto the A272 towards Petersfield. Continue as above.

**Important Notice** Jackson-Stops & Staff, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Approx. Gross Internal Area:**  
**Main House:** 2905 sq ft  
 269.8 sq metres (excludes restricted head height & void areas)  
**Garage:** 380 sq ft 35.3 sq metres  
**Total:** 3285 sq ft 305.1 sq metres  
 (excludes restricted head height & void areas)

