

Titty Hill Farm

Iping, Midhurst, West Sussex



Jackson-Stops
& Staff



People **Property** Places



A farmhouse with substantial outbuildings, paddock and swimming pool located in a secluded hamlet.

Features

- Kitchen/breakfast room
- Dining room
- Sitting room
- Drawing room
- Utility room
- Boot room
- Cloakroom
- Double bedroom with bathroom en suite
- 3 further bedrooms
- Family bathroom

Gardens and outbuildings

- Pool house with changing/games room and shower room
- Double garage
- Workshop
- Multiple stores
- Pool
- Orchard
- Gardens of about 0.5 acres (0.20 hectares)
- Paddock of about 1.42 acres (0.57 hectares)
- Privately owned common land to the front of the property amounting to about 0.25 acres (0.10 hectares)
- In all about 2.17 acres (0.87 hectares)

The Property

Located in a secluded hamlet just outside the sought after village of Milland, Titty Hill Farm is a delightful farmhouse believed to date from the 17th Century and is built of stone beneath a clay tiled roof with later additions. The property has been in the same ownership for 44 years and now requires some updating and refurbishing.

The house is approached over a private tarmacadam drive which wraps around the house

to the parking area at the rear. An entrance hall leads to a spacious, double aspect drawing room with a fireplace and French doors opening to a south facing patio and gardens. The dining room also has a fire place and opens on to the patio and gardens and has capacity for a large dining table. To one end of the dining room are stairs to the first floor. Through the dining room is a dual aspect sitting room and has built-in storage

cupboards. The kitchen/breakfast room is conveniently located for access to both the dining room and sitting room and has a walk-in pantry to one side and large windows overlooking the paddock. The utility room has a door to outside, which follows through to the kitchen. A boot room with cloakroom/WC is located on the other side of the kitchen.







On the first floor is a double bedroom with bathroom en suite with views over the paddock, three further double bedrooms and a family bathroom. All of the bedrooms feature built-in storage and offer views over privately owned land to the woodland beyond.

Gardens & Grounds

There are a range of outbuildings, including a double garage which is ideally located close to the utility room. Attached to the rear of the garage is a large, dry workshop and further store rooms. Additional store rooms are attached to the pool house which offers a large changing/games room with separate shower room overlooking the pool and gardens. The gardens, which total about 0.5 acres, feature well stocked flower borders and a paved seating area. There is a very private mature orchard with a garden shed surrounded by woodland and hedges. The paddock is about 1.42 acres and there is also about 0.25 acres of privately owned common land between the front of the property and the road. In all, the land totals about 2.17 acres (0.88 hectares).

The Location

Titty Hill Farm is situated in a sought after country position in a hamlet outside Milland, at the heart of the South Downs National Park, with many footpaths and bridleways nearby, ideal for walking and riding. Although rural, local facilities can be found nearby, with Milland just over 1 mile north which has a village shop, public house, a school and recreational grounds.

The towns of Liphook, Midhurst, Petersfield and Haslemere are close by and provide for most everyday needs, whilst 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 and the motorway network whilst the mainline

stations at Liphook, Haslemere and Petersfield provide a fast service to London Waterloo.

There are many good schools in the area, ranging from primary through to 6th form colleges, including Highfield and Brookham in Liphook; Bedales and Churchers in Petersfield; Rother College in Midhurst and Westbourne House preparatory school in Chichester.

The surrounding area has much to offer with Polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Goodwood, Pulborough and Liphook, motor racing at the Goodwood circuit and sailing out of Chichester Harbour and other centres along the South Coast.

By Road

- London 52 miles
- Liphook 4 miles
- Midhurst 5 miles
- Petersfield 8 miles
- Haslemere 8 miles
- Guildford 23 miles

By Rail

- London (Waterloo) from Liphook, Petersfield, Haslemere from 49 minutes

Property Information

Post Code: GU29 0PL

Tenure: Freehold

Services: We have been advised by our clients that the property has mains water and electricity, private drainage and oil fired central heating. 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: G

Photographs: Taken June 2016

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.

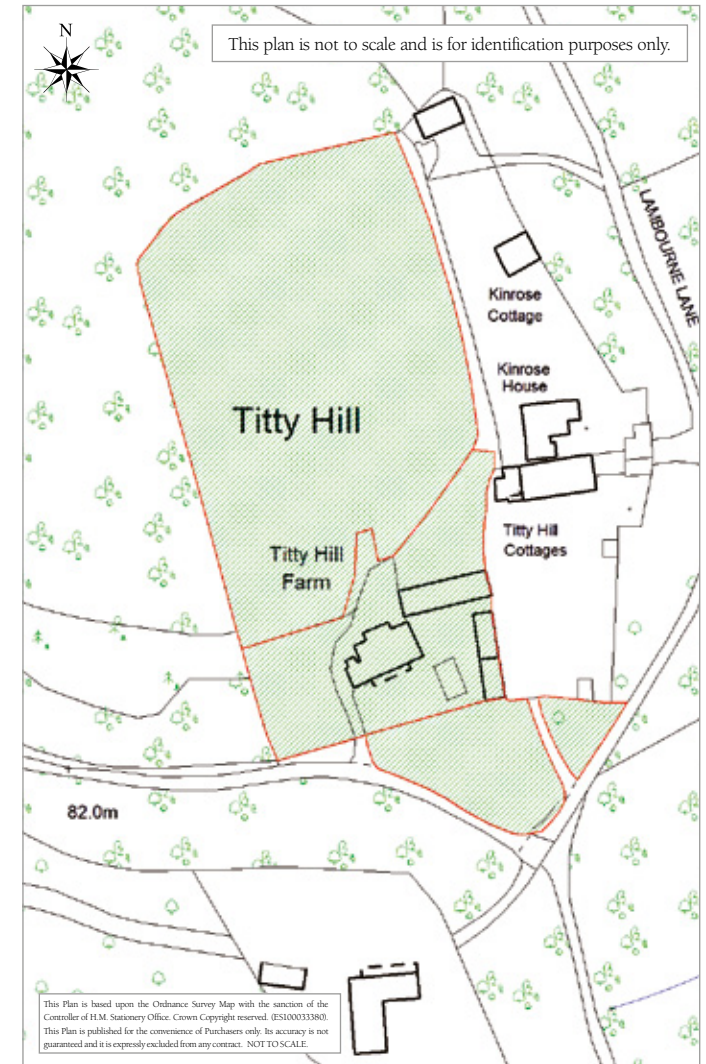
Directions

From Midhurst take the A272 towards Petersfield. After 1 mile turn right signposted Iping. Continue on this road for just over 2 miles. Turn right signposted Queens Corner and continue for

Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

0.5 miles. Titty Hill Farm is the first house on the left with a white picket fence.

From London take the A3 south past Guildford, continue through the Hindhead Tunnel and take the exit signed to Liphook. In the village, take the first exit at the first roundabout and the second exit at the second roundabout signposted Petersfield on the B2070. After about 5 miles, and soon after passing Liphook Golf Club, turn left towards Milland. In the village go straight ahead at the crossroads by the Rising Sun Public House and after about 1 mile, turn left signposted to Queens Corner. Continue for 0.5 miles. Titty Hill Farm is the first house on the left with a white picket fence.

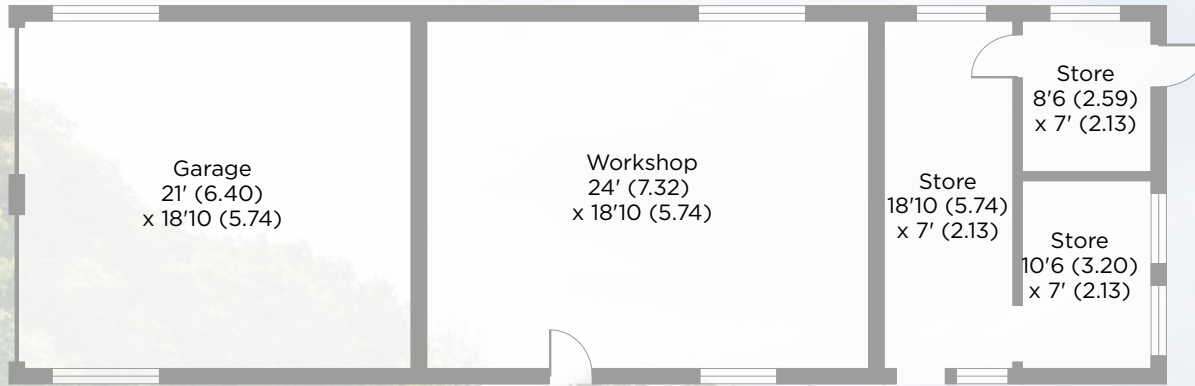


Energy Efficiency Rating

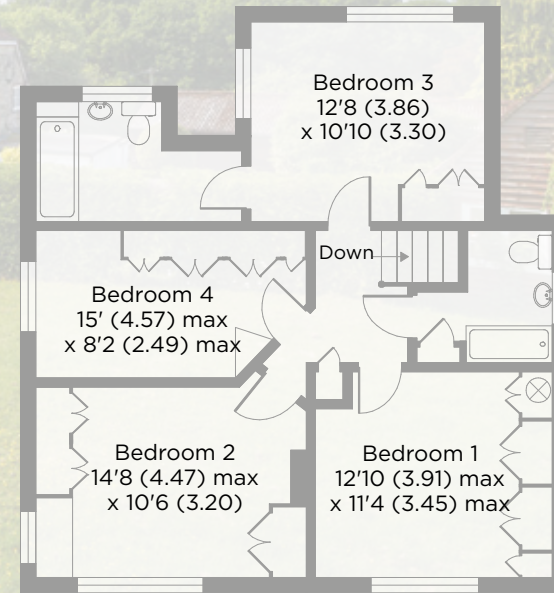
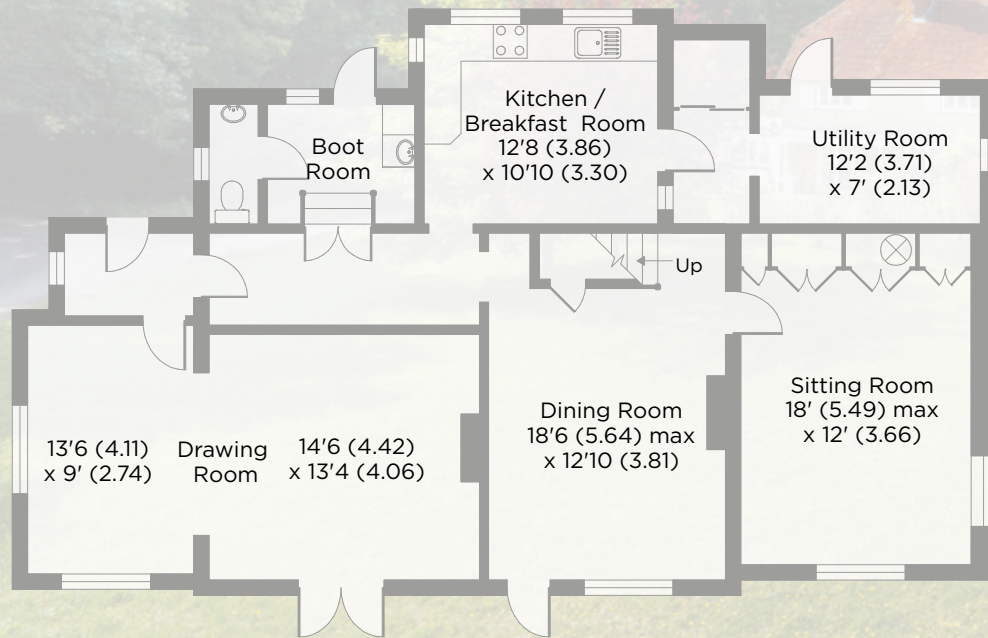
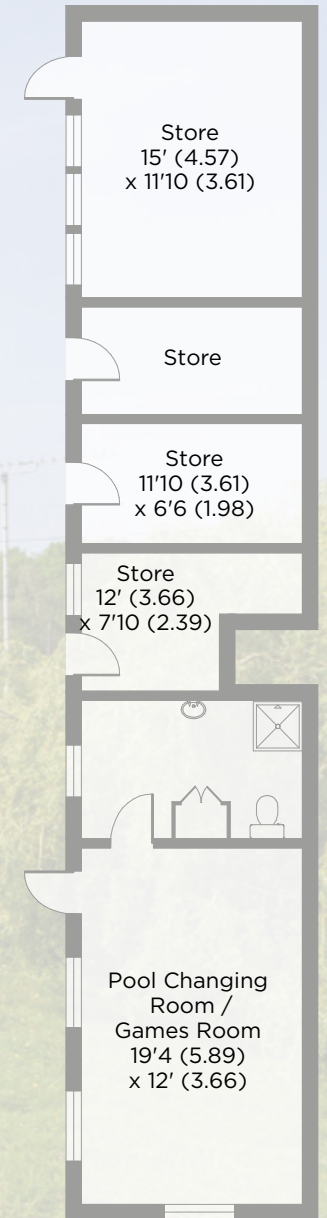
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	71
Not energy efficient - higher running costs		

Approx. Gross Internal Area: 3934 sq ft 365.4 sq metres
Main House: 2444 sq ft 227.1 sq metres (includes garage)
Outbuilding & Pool House: 1490 sq ft 138.4 sq metres

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



The orientation relates to the main house only



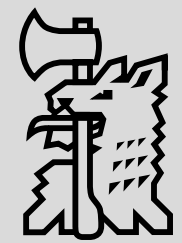
Ground Floor

First Floor

Pool House

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