

A scenic view of a river with a small waterfall, surrounded by lush greenery and weeping willow trees. The river flows from the background towards the foreground, where it cascades over several small rocks, creating a gentle waterfall. The banks are lined with dense vegetation, including tall grasses and various shrubs. Large, mature weeping willow trees with long, drooping branches frame the scene on both sides. The sky is bright blue with scattered white clouds. In the foreground, there are some out-of-focus green plants and leaves, adding depth to the image.

LODSBRIDGE MILL

SELHAM • WEST SUSSEX



LODSBRIDGE MILL

SELHAM • PETWORTH • WEST SUSSEX

A small estate with an 18th century Grade II listed former watermill located on the River Rother set within 18 acres

Accommodation

Main House

Sitting room • Family room • Kitchen • Sun room • WC
Master bedroom with dressing area and open plan bathroom • Three further bedrooms • Two bathrooms and a steam room

Lod's Mill Cottage

Sitting room • Dining room • Wine cellar • Kitchen • Three bedrooms and two bathrooms

Spa

Entertainment room • Sauna • Shower and steam room • Plunge pool • Kitchen • Indoor and outdoor pool • Sleeping area • Separate dressing area

Outbuildings

Six stables • Tack room • Store • Garage and boiler room

Gross internal area

Lodsbridge Mill – 3101 sq ft – 288 sq m

Lod's mill cottage – 1,442 sq ft – 134 sq m

Spa – 3,165 sq ft – 294 sq m

Stables and outbuildings – 1,668 sq ft – 155 sq m

Total – 9,376 sq ft – 871 sq m

In all about 18.7 acres



Portland House, Portland Road, Holland Park, London W11 4LA

Tel: +44 20 7221 1404
info@pereds.com

www.pereds.com



Haslemere

1 West Street, Haslemere, Surrey GU27 2AB

Tel: +44 1428 770 560
russell.grieve@knightfrank.com

www.knightfrank.co.uk

Country Department

55 Baker Street, London W1U 8AN

Tel: +44 20 7861 1552
julia.robotham@knightfrank.com

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Situation



- Lodsworth 1.7 miles
- Haslemere 11 miles
- London 58 miles



- Haslemere – London Waterloo from 52 minutes
- Pulborough – London Victoria from 1 hr 15 minutes



- A272 (Halfway Bridge) – 1 mile



- St Edmund's, Hindhead
- The Royal Junior School, Hindhead
- Amesbury, Hindhead
- The Royal Senior School Haslemere
- St Ives, Haslemere
- Highfield School, Liphook
- Brookham, Liphook
- Bedales, Petersfield
- Churcher's College, Petersfield.
- Westbourne House, Chichester
- Charterhouse, Godalming
- Cranleigh School



- Gatwick Airport – 35 miles
- Heathrow Airport – 47 miles



- Goodwood and Fontwell



- Cowdray Park



- Chichester Harbour





Description

Lodsbridge Mill is a country house of immense charm and character in an idyllic situation alongside the River Rother, with views over the river, weir and water meadows.

Constructed of stone and brick with some tile-hanging, the mill building dates from the 18th century and is Grade II listed. The watermill fell out of use early in the last century and was subsequently acquired from the Cowdray Estate by polo enthusiast, Evelyn de Rothschild, who extended and converted it into a private house in the early 1960s.

The accommodation is arranged over three floors and has generous ceiling heights throughout. It provides 4 bedrooms (including principal suite with dressing room and open-plan bathroom), a further bathroom, shower room and shower/steam room, sitting room, dining/sun room, a well-equipped kitchen/family room, and a guest cloakroom. The house has been refurbished to a high standard during the present ownership. Following a series of exceptional floods in 2012-13, comprehensive flood protection measures have been installed.





Lod's Mill Cottage

Lod's Mill Cottage dates from the 17th century or earlier and is listed Grade II. Believed to have been the original mill house, it overlooks the river from an elevated position to the south-west, away from the main house and with separate rear access. It is of half timber-frame construction with stone and brick elevations and tile-hanging above.

The accommodation provides 3 bedrooms, sitting / dining room, kitchen, bathroom, shower room, and a wine cellar.

The stables

The stables share the secondary rear access with Lod's Mill Cottage and are a custom-built range of loose boxes and a tack room, of timber construction with felt roof on a concrete apron with a paved courtyard to the front.





The Spa Complex

Is situated well away from the house on the far side of the river, across the meadows and on the site of the old canal lock. It was constructed in the early 1970s of brick and stone with a tiled roof.

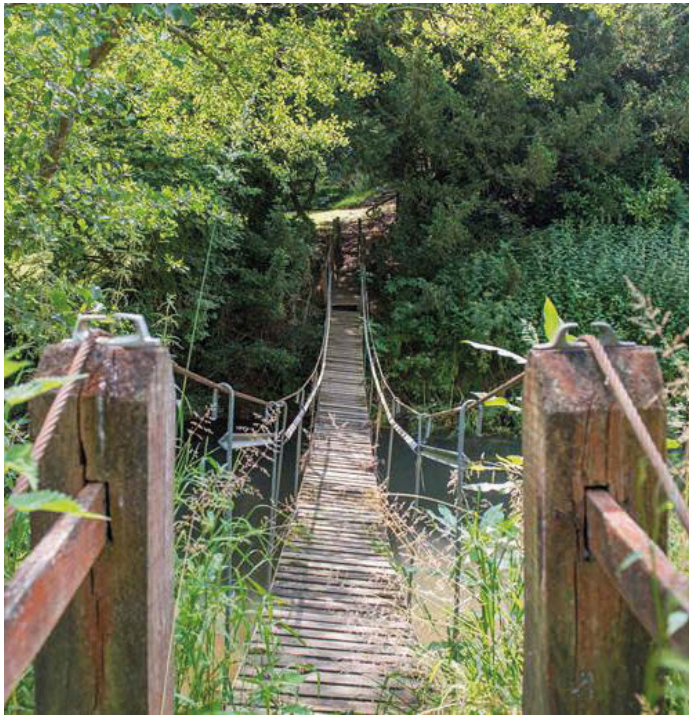
The accommodation includes an indoor pool linked via an underwater arch to an outdoor pool. Full-height glazed sliding doors lead out to a terrace with a southerly aspect over the

grounds, and similar glazed doors link the pool room to a vaulted entertaining room with a canopied stone fireplace.

There is also a sauna, plunge pool, kitchen, first floor treatment or sleeping area reached by a spiral staircase, and a shower room. A plant room is separately accessed from the rear of the building.







Gardens & Grounds

The lawned area adjoining and to the west of the mill is gloriously enhanced by mature willows alongside the river where it tumbles over a weir. To the south of the mill, a broad grassy glade bordered by shrubs and trees leads to Lod's Mill Cottage and a timber-decked steel cabled suspension footbridge spanning the river.

A cottage garden to the west of Lod's Mill Cottage includes an area of kitchen garden, and beyond is an area of mixed woodland sloping down towards the western boundary. The remainder of the land mostly comprises water meadows, bounded to the west by the river and to the north, beyond the disused canal, by a belt of mature woodland. River frontage extends to about 447 yards single bank and about 397 yards double bank, with fishing rights included. Other sporting rights are reserved to the adjoining Cowdray Estate, along with mineral rights.





Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale.

Local Authority

Chichester District Council
Tel: 01243 785 166.

Services

The mill and cottage have separate oil-fired heating and private drainage systems. The spa complex is electrically heated and served by mains drainage. Mains water and electricity are available in all three buildings.

Planning

Lodsbridge Mill and Lods Mill Cottage are both listed Grade II as of Special Architectural or Historic Interest.

Directions

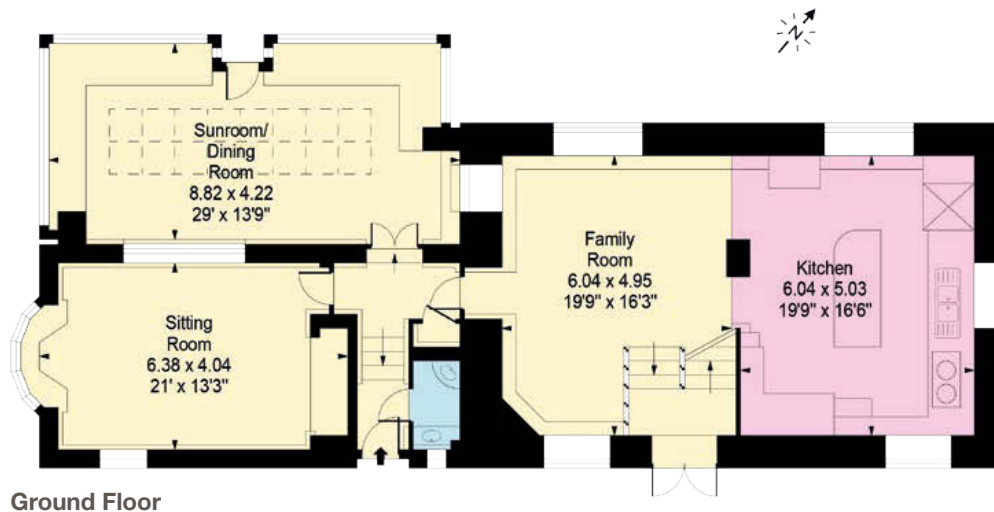
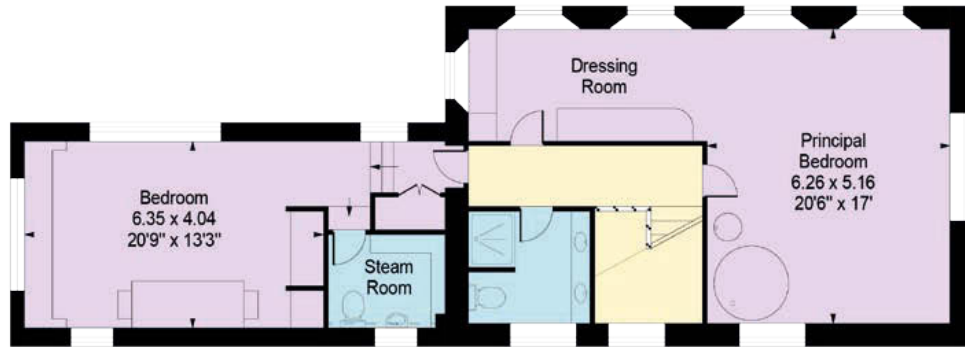
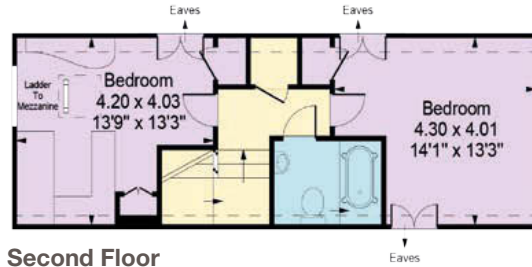
Take the road southwards towards Selham opposite the Halfway Bridge Inn on the A272 between Midhurst and Petworth. In about half a mile, cross the river and after a right-hand bend the main entrance to Lodsbridge Mill will be found on the right.

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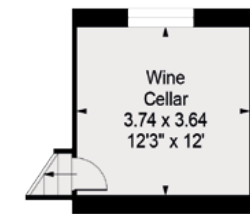
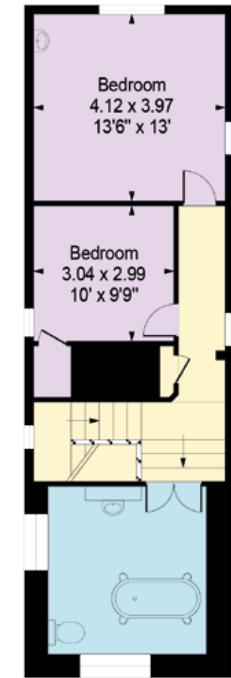
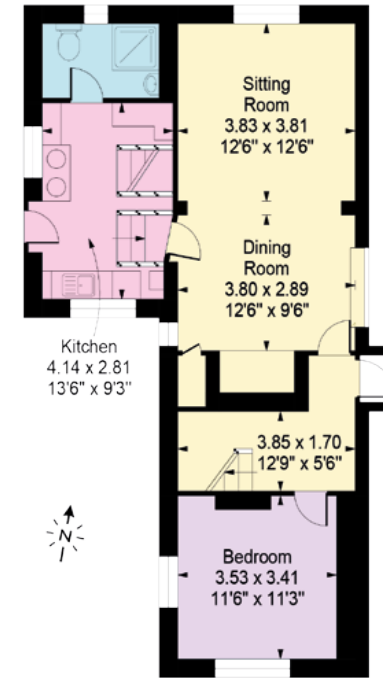
Photographs: September 2016. Particulars: September 2016. Kingfisher Print and Design. 01803 867087.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

LODSBRIDGE MILL

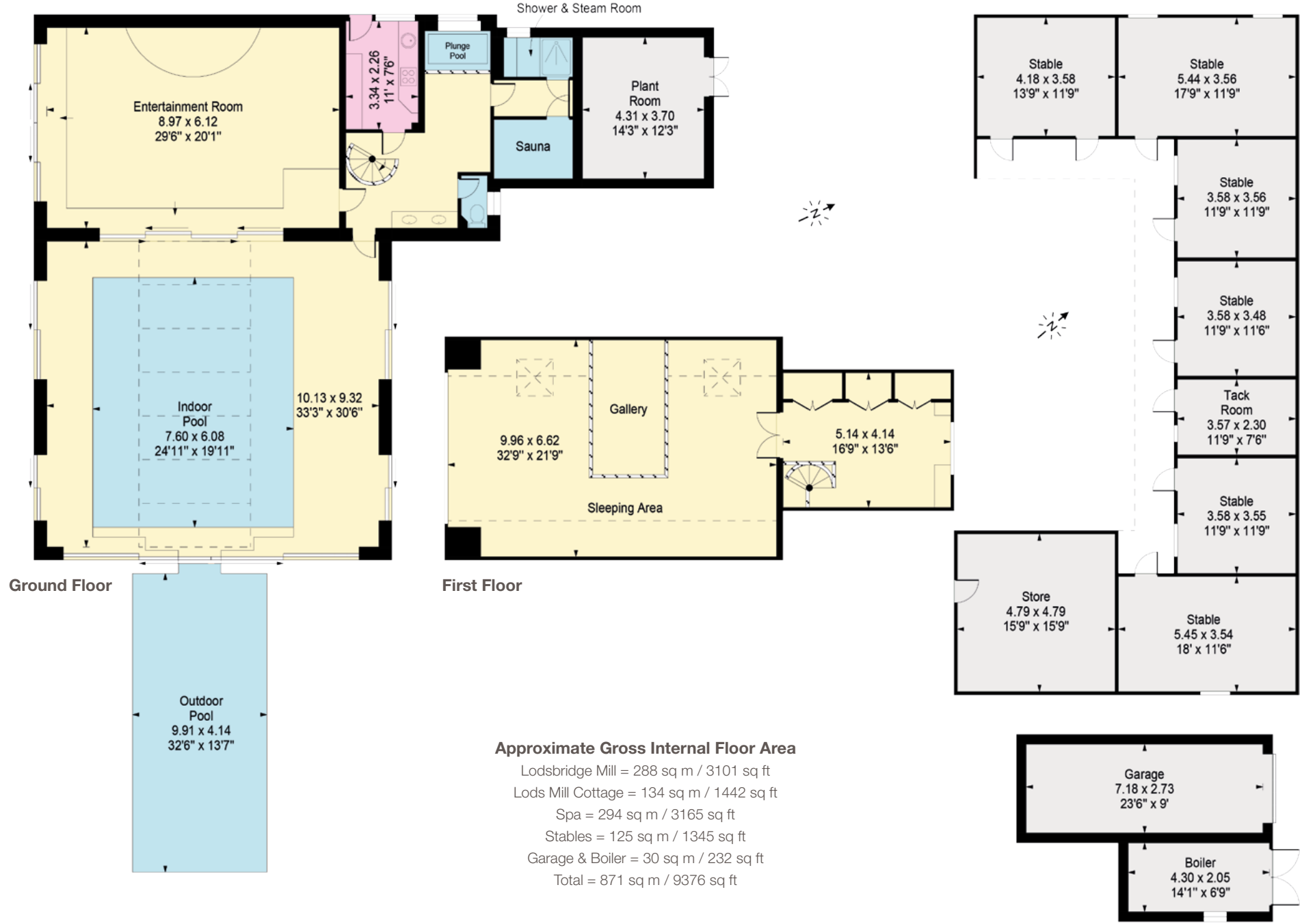


LODS MILL COTTAGE



SPA

STABLING



Approximate Gross Internal Floor Area

- Lodsbridge Mill = 288 sq m / 3101 sq ft
- Lods Mill Cottage = 134 sq m / 1442 sq ft
- Spa = 294 sq m / 3165 sq ft
- Stables = 125 sq m / 1345 sq ft
- Garage & Boiler = 30 sq m / 232 sq ft
- Total = 871 sq m / 9376 sq ft

