

THE OLD MANOR HOUSE

MILLAND LANE • MILLAND • WEST SUSSEX

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THE OLD MANOR HOUSE

MILLAND LANE • MILLAND • WEST SUSSEX • GU30 7JP

Magnificent interior designed house in the
South Downs National Park.

Liphook Station 2.6 miles (4 km) • Haslemere 7 miles (11km)
Petersfield 8 miles (12km); Chichester 18 miles (28km)
Gatwick 41 miles (65km)
(all mileages are approximates)

Accommodation

Ground Floor:

Entrance Hall • Drawing Room • Sitting Room • Hallway/Reception Hall
Dining Room • Kitchen/Breakfast Room • Utility Room
Courtyard • Boiler Room

First Floor:

Landing • Principal Bedroom with Walk in Dressing Room and Ensuite Bathroom
Bedroom with Ensuite Shower/Bathroom • Two Further Bedrooms • Family Bathroom

Annexe:

Kitchen • Vaulted Sitting Room • Dining Room • 2 Bedrooms • Bathroom • WC

Outside:

Garage/Workspace • Landscaped Gardens • Sweeping Driveway

In all about 1.52 acres

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Situation

The Old Manor House enjoys a secluded and tranquil location just 500 yards from the centre of Milland village with its church, pub and highly regarded community store. Milland is an ancient settlement with its roots back in Roman times when it was a posting station on the Roman road between Chichester and the garrison town of Silchester in Hampshire.

Situated in the South Downs National Park with the protection that implies from development, the village today is a thriving community with a good level of social activity, local amenities like the service station, village hub, pottery and book exchange.

In addition to the village services there is a choice of convenience and high street shopping within easy reach at Liphook, Petersfield, Haslemere and Chichester

Communications are good with the A3 trunk route providing a direct link between London in the north and Southampton or Portsmouth in the south. Main line stations at Liphook, Petersfield and Haslemere offer fast and regular services into London with journey times from a little over one hour.



Main House

Dating from 1651 with some later additions, The Old Manor House is a Grade II Listed attractive stone and timber framed house of generous proportions that has been extensively but very sympathetically upgraded in recent years. It now provides an atmospheric period home of great charm and character whilst under the skin it literally bristles with the latest innovations to provide perfectly for all the needs of 21st century living.

With a strong environmental emphasis, the works have always been geared to comfort and convenience but with the maximum efforts towards energy saving and sustainability. With this in mind a high proportion of building materials used have been recycled including roof tiles, flooring, joinery and cabinet work, and where possible local craftsmen and trades have been used.

Key features of The Old Manor House include authentic lime plaster to all walls, innovative bathrooms and storage solutions, state-of-the-art kitchen and appliances, Control4 smart home and IT controls, integrated large flat-screen TV's in several rooms, distributed internet and 12 camera security system, Air-conditioning to main bedrooms.

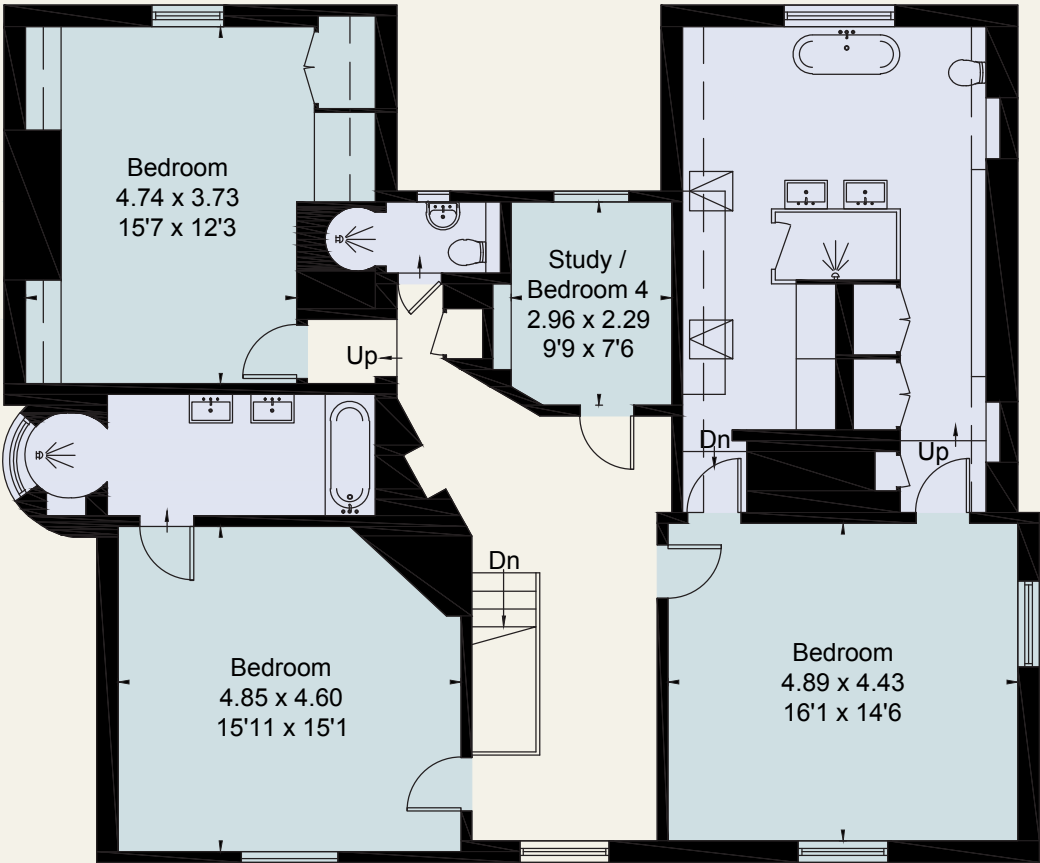




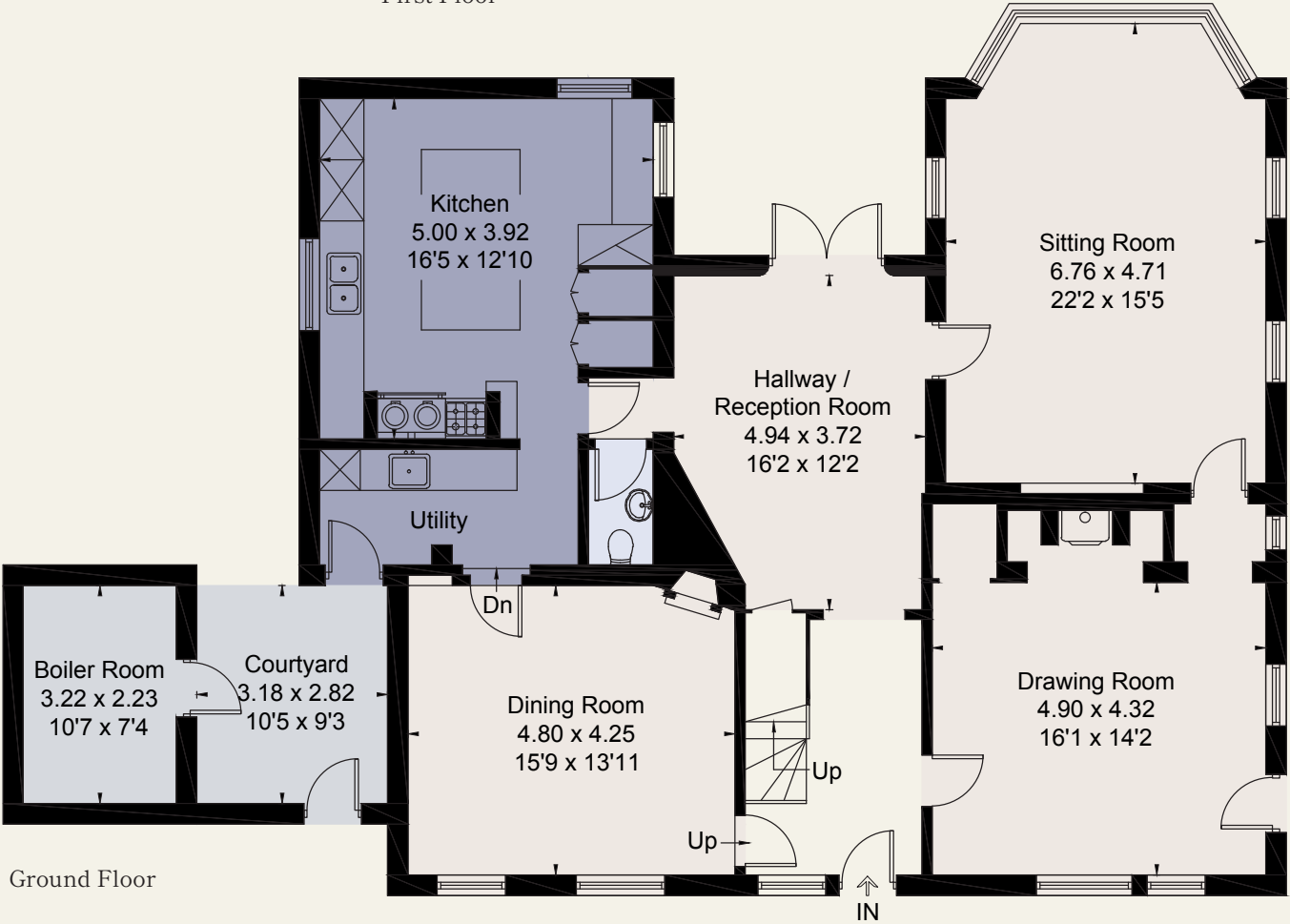
THE OLD MANOR HOUSE

Approximate Gross Internal Area:
Main House: 286.3 sq m / 3072 sq ft (Excluding Void)
Boiler Room: 7.3 sq m / 78 sq ft

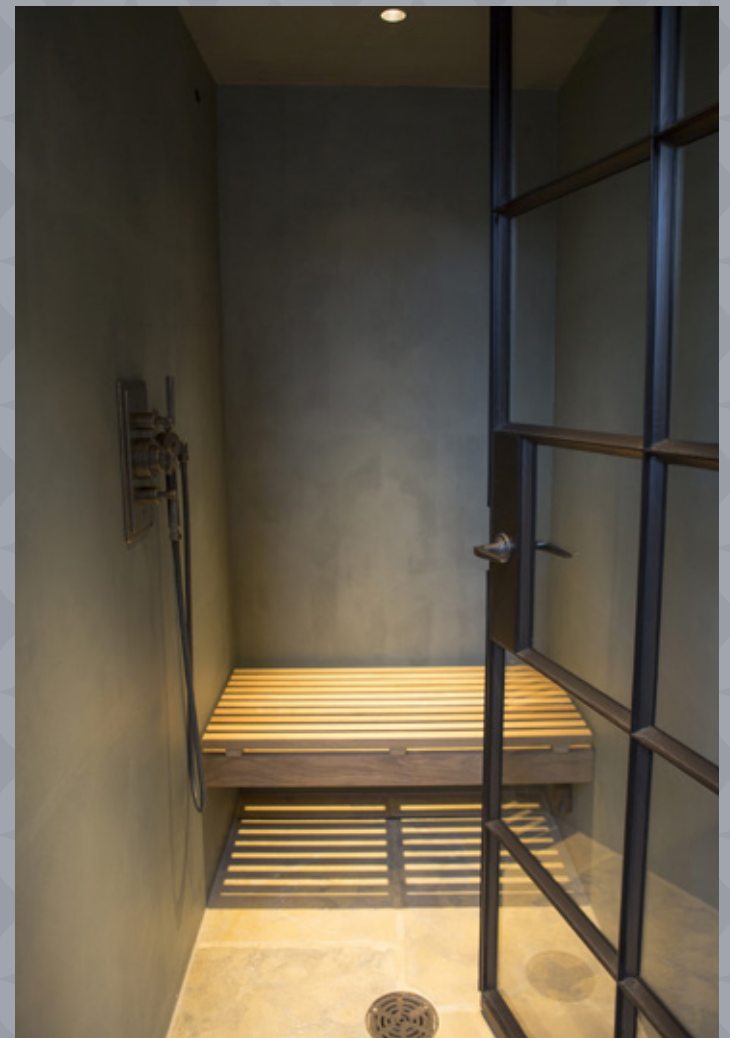
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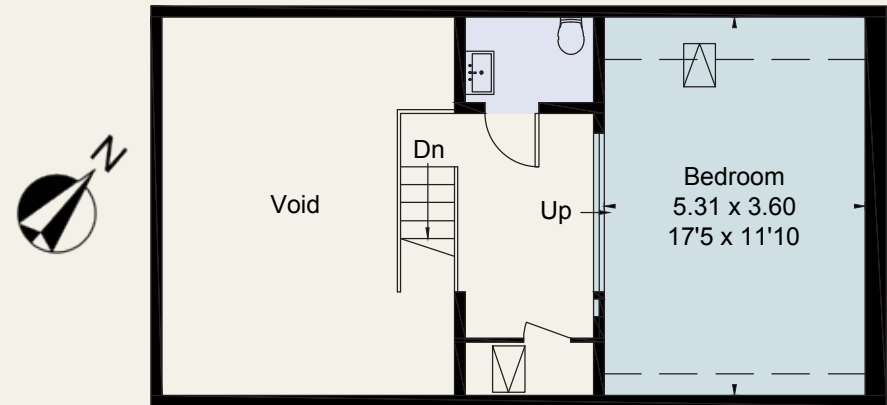


First Floor

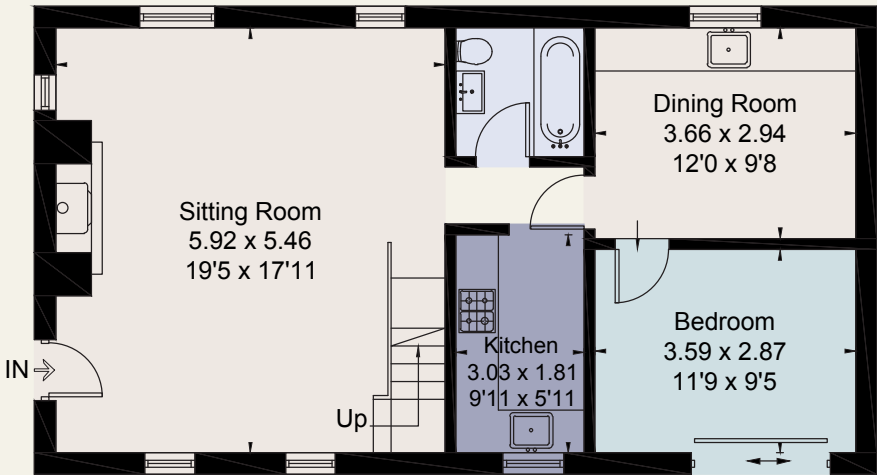


Ground Floor





First Floor

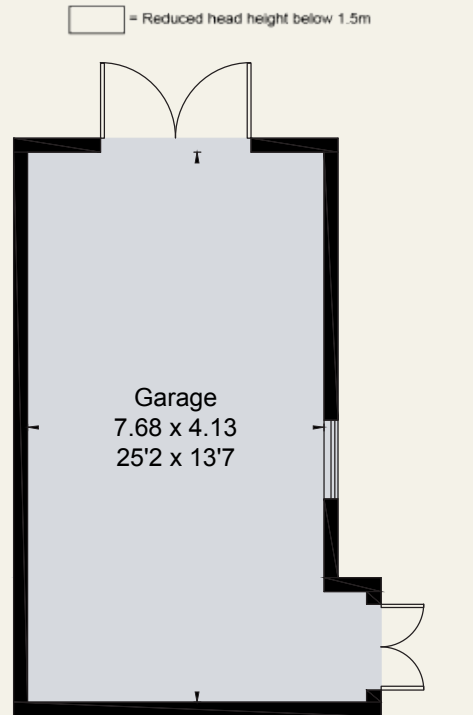


Ground Floor

GUEST COTTAGE

Approximate Gross Internal Area:
 Guest Cottage: 98.3 sq m / 1058 sq ft
 Garage: 32.9 sq m / 354 sq ft

For identification only. Not to scale.



(Not Shown In Actual Location / Orientation)



Guest Cottage

This former stone barn was rebuilt in 1980 and has recently been redesigned as a self-contained 2-bedroom guest cottage.

Accommodation comprises impressive vaulted living room with installed flat-screen TV panel and woodburning stove; kitchen, dining room, bedroom and bathroom. Stairs lead to a mezzanine level arranged as large bedroom and further WC.



Garage/Workspace

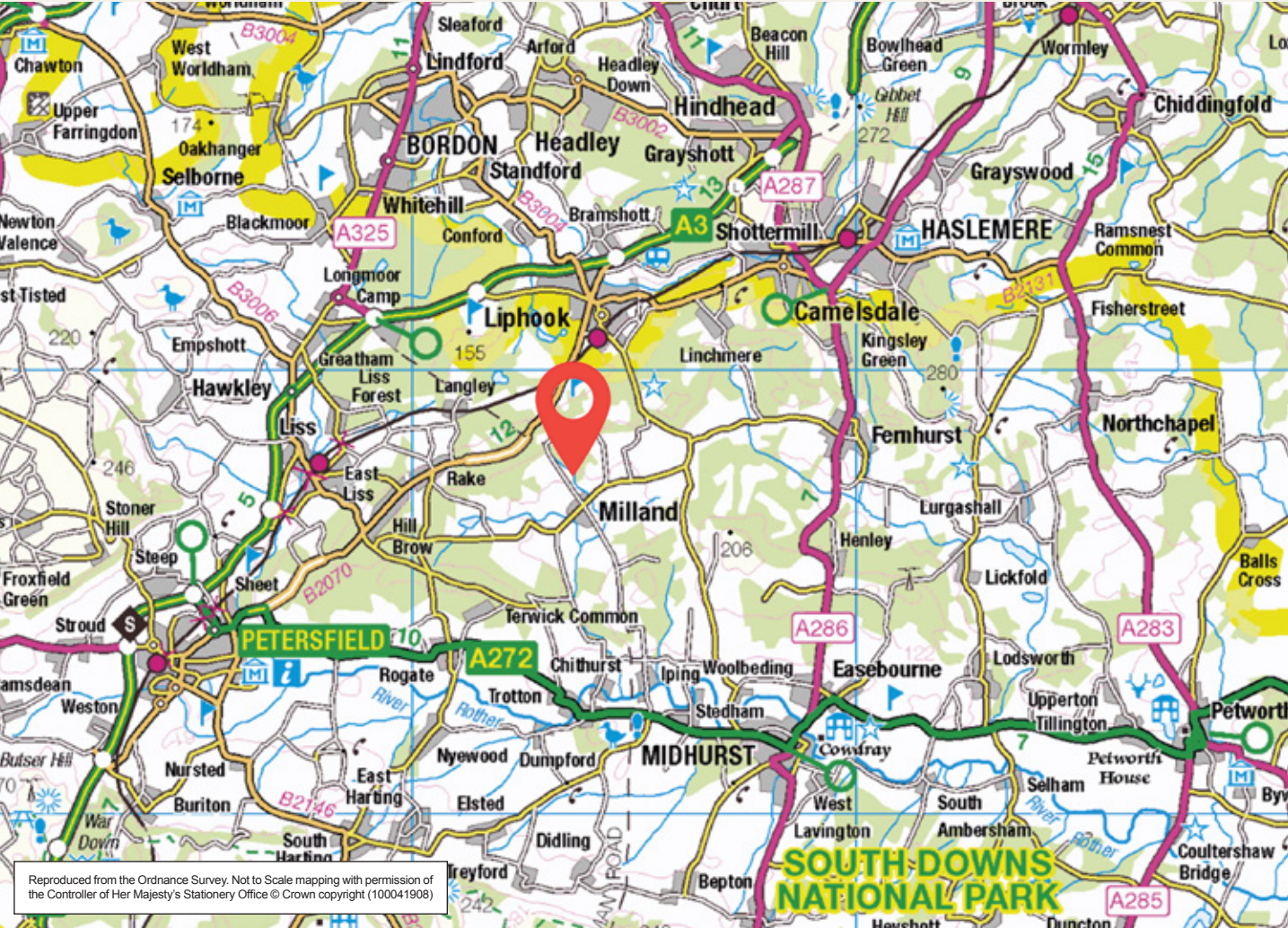
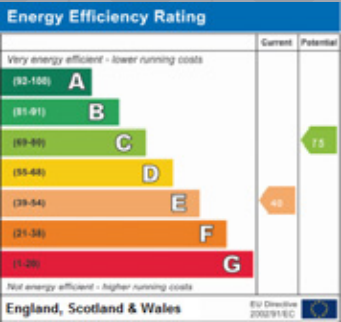
Stone and timber barn is currently used as a garage/workspace. Planning Permission has been approved for the existing garage to be extended to include a new studio/workspace. Planning Reference: SDNP/21/01563/HOUS on South Downs National Park Planning website.

Outside

Set well back from the lane and behind tall hedges, The Old Manor House backs onto open farmland and is surrounded on three sides by its landscaped gardens. An automatic gate opens from the lane onto a private forecourt beside the garage building and the drive continues to the house.

To the east of the house a gravelled patio with water feature is directly accessed from the kitchen and is ideally placed for that morning coffee or summer dining. The remaining grounds are laid to well maintained lawn, shrub and flower borders as well as many mature trees.

Annexe



General Remarks & Stipulations

Tenure

Freehold.

Services

- Mains water, electricity and drainage are connected.
- Oil-fired central heating and part underfloor heating.
- Stand-by generator.
- Air conditioning to main bedrooms
- 'Control 4' smart home system and digital network
- 12 camera security system

Local Authority

Chichester District Council, Chichester, West Sussex

Postal Address

The Old Manor House, Milland Lane, Milland, Liphook, GU30 7JP

Fixtures & Fittings

Certain fixtures & fittings may be available by separate negotiation.

Directions

From London or Guildford follow A3 south towards Hindhead and Portsmouth. After passing through the Hindhead Tunnel continue for approx. 5 miles then leave at the exit for Liphook and B2131. Continue into the centre of Liphook and at the roundabouts follow signs for B2070 and Petersfield. Continue for 1.6 miles then bear left into Milland Lane. Continue in this rural lane for 1.3 miles then shortly after passing Milland Pottery on the right, turn left at the white posted drive where the entrance to The Old Manor House will be found on the left-hand side.

For users of the 'What3words' app the reference is zeal.candles.allies

Viewing

Strictly by appointment with the sole selling agents, Savills.

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