



Cottage with breathtaking views

Keepers, Trotton, Petersfield

Freehold



Sitting room • Living room • Conservatory • Kitchen
• Cloakroom • Four bedrooms (one en suite) • Bathroom
• Detached self-contained annexe • Detached double
garage with loft above • Lawned gardens • Area of
woodland • Spectacular downland views • In all
approximately 2 acres

Description

Keepers represents a wonderful opportunity to acquire a part tile hung detached cottage with the most stunning downland views. Formerly two gamekeepers cottages reputed to date from the late 1800's and having undergone a conversion to one dwelling some time ago with a substantial extension in the 1950s. The property has been in the ownership of the family for over 40 years and is now being offered to the market with an opportunity to further enhance and update.

Offering balanced accommodation, there are two good living areas together with a conservatory, kitchen and a cloakroom on the ground floor. The first floor accommodates a principal bedroom with an en suite bathroom and there are three further bedrooms served by a family bathroom. Every room enjoys the stunning backdrop of the South Downs.

The setting is a particular feature of the property, situated off a country lane and accessed over a long private track, the drive opens to a clearing from the wooded approach to provide the most glorious vista from the house and its established lawned gardens. Framed with hedging and mature trees, with areas of level lawn leading to the detached outbuildings comprising a brick and tiled detached cottage offering ancillary accommodation opportunities if desired. There is a double garage plus additional parking for a number of vehicles. There is an area of mature mixed woodland with beds of bluebells in the spring and offering privacy to relax in this most idyllic of settings. In all the grounds amount to approximately 2 acres.

Please note there are no public footpaths or bridleways traversing any of the land.



**Situation**

Occupying a tranquil position on the edge of Trotton, a village lying within the South Downs National Park. The nearby historic market town of Midhurst is within 4 miles and has an array of shops including the well-regarded Cowdray Farm Shop and Café and several pubs and restaurants. Alternatively Petersfield is approximately 7 miles away and has an excellent range of shopping facilities including a Waitrose supermarket and selection of independent cafes and restaurants. There is a mainline station at Petersfield offering a regular service to London Waterloo with journey times from 63 minutes. There are many leisure facilities in the area including polo at Cowdray Park, racing at Goodwood, golf at Cowdray Park, Pulborough and Liphook and further afield sailing from Chichester Harbour. Walking and riding is plentiful in the area with access to the South Downs Way from a network of established

footpaths and bridleways. There are many sought after schools in the area including Bedales, Churchers College, Westbourne House and Seaford College.

Services

Mains water and electricity. Private drainage. Oil fired central heating.

Tenure

Freehold

Local Authority

Chichester District Council - 01243 785166

Energy Performance

A copy of the full EPC is available upon request

Viewing

Strictly by accompanied appointment with Savills. Please contact the sole selling agents for directions to access the property.



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Approximate Area 199.9 sq m / 2152 sq ft

Garage 56.8 sq m / 611 sq ft (Including Loft)

Cottage 35.8 sq m / 385 sq ft

Total 292.5 sq m / 3148 sq ft

Including Limited Use Area (22.3 sq m / 240 sq ft)



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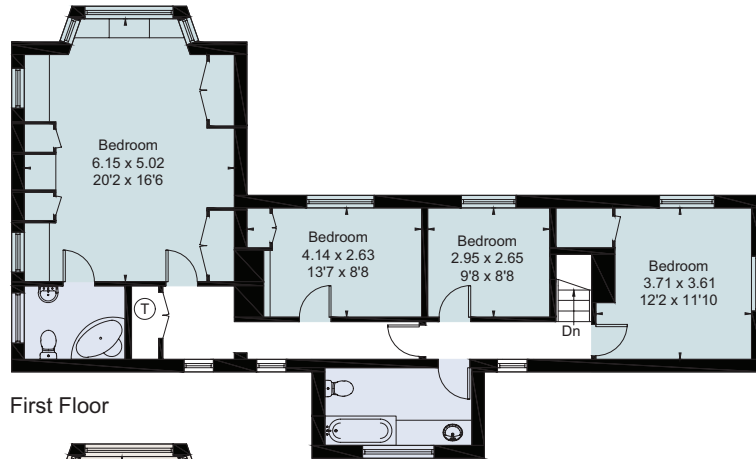
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Alice Denny

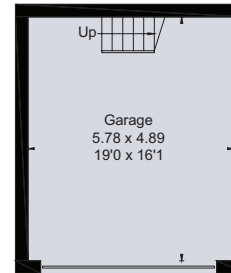
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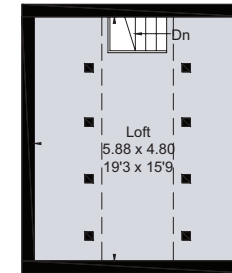
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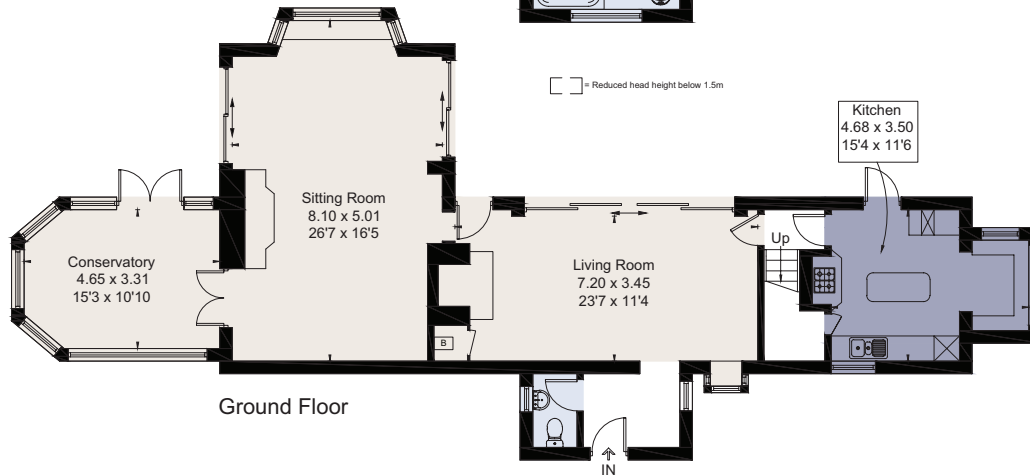
First Floor



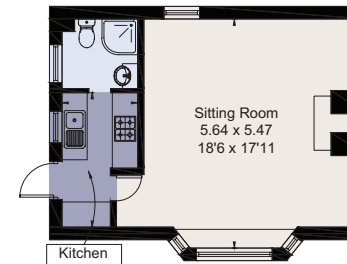
Garage - Ground Floor
(Not Shown In Actual Location / Orientation)



Garage - First Floor



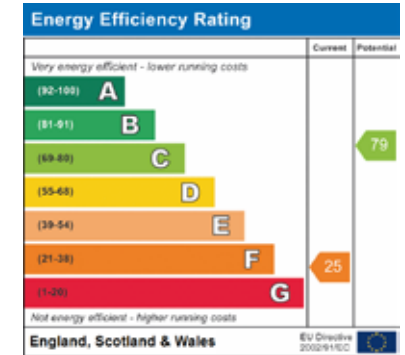
Ground Floor



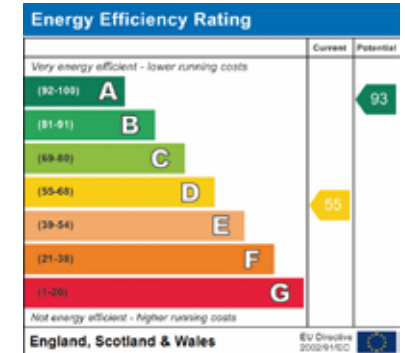
Cottage



Main House



Annexe



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