

ROTHER COTTAGE

DODSLEY GROVE, EASEBOURNE

JACKSON-STOPS

ROTHER COTTAGE
DODSLEY GROVE, EASEBOURNE, WEST SUSSEX, GU29 9AB

GUIDE PRICE £950,000

AN EXCEPTIONALLY SPACIOUS THREE BEDROOM BUNGALOW, SURROUNDED BY A FANTASTIC GARDEN IN THIS SOUGHT AFTER PRIVATE ROAD



DISTANCES

BY ROAD
LONDON 54 MILES
MIDHURST 0.5 MILES
PETWORTH 5 MILES
HASLEMERE 8 MILES
CHICHESTER 12 MILES

BY RAIL
HASLEMERE TO LONDON
WATERLOO FROM 49 MINUTES

GROUND FLOOR

- Porch
- Substantial entrance hall
- Cloakroom
- Drawing room
- Dining room
- Family room / snug
- Kitchen / breakfast room with walk-in larder
- Three double bedrooms all with bathroom en suite
- Integrated garage
- Massive attic space
- Gardeners WC and stores

OUTSIDE

- Gardens
- Parking
- Separate access to a single garage
- Secondary means of access to garden
- In all about 0.59 acres

THE PROPERTY

Rother Cottage is a substantial three bedroomed bungalow set within a plot of just over half an acre, with views over neighbouring land. The property, which has a large attic, presents an excellent opportunity (subject to consents) for a new owner to create a fantastic home. The house is approached via a covered porch which leads into the impressive main entrance hall which is light and spacious, off which is the dual aspect drawing room which has the benefit of high ceilings, a lovely fireplace and floor to ceiling windows. A formal dining room with charming bay window overlooks the gardens to the front of the house whilst the family room with bay windows and two French doors has views and access to the side and rear gardens. A large kitchen / breakfast room has great space and a separate breakfast area that has the benefit of a bay window overlooking the gardens, there is also access to the integrated garage. There are three good sized doubled bedrooms, all with the benefit of bathrooms ensuite.

GARDENS AND GROUNDS

Rother Cottage is approached through a wooden double gate and a wide gravel drive with parking for several cars and secondary access to a single garage and gardener's WC and stores which have the potential for a boot room. Pretty front gardens wrap around the house and incorporate a lovely flagstone terrace to one side with a wooden pergola, a wonderful selection of herbaceous shrubs, trees and borders and views over open countryside. There is an expanse of formal lawn with pathways, an attractive pond and separate water feature.

THE LOCATION

Rother Cottage is located in Dodsley Grove, in the village of Easebourne, just north of Midhurst in the South Downs National Park. Easebourne has an M&S Simply Food store, the popular Cowdray Estate Farm Shop and Café, a Church, pub and recreational grounds. The town of Midhurst is within walking distance and provides 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, the motorway network, Gatwick, Heathrow and Southampton airports, whilst the mainline station at Haslemere provides a fast service to London Waterloo.

Midhurst and the surrounding area have 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. There are many footpaths and bridleways in the area for walking and riding.

DIRECTIONS

From Midhurst proceed on the A272 over the bridge at the bottom of North Street and turn left at the mini roundabout towards Haslemere. After about half a mile, turn left at the crossroads into Hollist Lane. Take the first left into Dodsley Grove and Rother Cottage will be found on the right-hand side.
What3Words: ///flattered.wiser.incline









PROPERTY INFORMATION

Services: We have been advised by our clients that the property has mains electricity, drainage and water, gas fired central heating. None of the services have been tested.

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

Viewing: Only by appointment with Jackson-Stops. Tel: 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.

Local Authority: Chichester District Council

Tax Band: G

Tenure: Freehold

Photographs: Taken April 2026

Approximate Floor Area = 286.9 sq m / 3088 sq ft
Outbuilding = 4.6 sq m / 49 sq ft
Total = 291.5 sq m / 3137 sq ft (Including Garage)





Ground Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #102292

Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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