



HEATHSIDE
FERNHURST ROAD, MILLAND

JACKSON-STOPS 

**HEATHSIDE, FERNHURST ROAD,
MILLAND, GU30 7LU**

TOTAL APPROX. FLOOR AREA: 328.1 SQ M / 3532 SQ FT

A SIZEABLE AND CONTEMPORARY 6 BED
FAMILY HOUSE INCLUSIVE OF A FANTASTIC
INTEGRATED ANNEXE ON THE FRINGES OF
THE POPULAR VILLAGE OF MILLAND



GROUND FLOOR

- Porch
- Entrance Hall
- Boot room
- Kitchen / dining room
- Drawing room
- Study
- Cloakroom

ANNEXE
(EASILY INCORPORATED OR SECURE
VIA INTERCONNECTING DOOR)

- Porch and Independent Entrance
- Lift to first floor
- Sitting room
- Dining room
- Kitchenette
- Cloakroom

FIRST FLOOR

- Main Double bedroom with balcony and Bathroom ensuite
- 3 Double bedrooms
- Family Bathroom

ANNEXE
(EASILY INCORPORATED OR SECURE
VIA INTERCONNECTING DOOR)

- Independently accessible via lift
- 2 Double bedrooms
- Large Bathroom with shower and Bath

OUTSIDE

- Summer house
- 2 sheds
- Garden Terrace
- Parking
- In all 0.3 acres, 0.12 hectares



THE PROPERTY

Heathside was built in 2018 to a high specification in order to accommodate an active multi generational family. The plans that have been partially implemented incorporate a 2 bay garage, very much also in the West Sussex vernacular with a studio above, accessed by an outdoor stairway.

Key to the design was the discrete incorporation of an annexe, ideal for a live in family member where access, terrace and garden can be enjoyed independent of the main house and vice versa. Having said this, the house could easily expand to incorporate the annexe accommodation without losing character or flow.

The plans for the garage are under SDNP/17/00611/FUL on the South Downs National Park Website.

Key features within the house are a wide and accommodating hallway, separate access to the bootroom for dog/children from muddy walks. A fantastic and very well equipped kitchen/ dining room with bifold doors that open onto a South facing terrace and a sizeable drawing room with woodburning stove, as well as a study/sitting room on the ground floor.

The annexe has its own porch which opens into a large open plan sitting/dining room also with woodburning stove and another south facing sitting room that also opens onto a south facing terrace without interfering with the main house.

A kitchenette supports the annexe and a lift provides independent access to the first floor although the stairs work well for both units of accomodation. There are 6 double bedrooms in total and 3 good sized bathrooms, one of which is ensuite to the main bedroom which has a delightful balcony for summer nights opening out over the southern flank of the house and with views over a pretty brook at the end of the garden to adjacent fields used for grazing.





GARDENS & GROUNDS

Outside the garden is mainly laid to lawn, with a studio office at the end of the garden if there is a need to work from home. The driveway to the front of the house enables the parking of several cars and easy manoeuvre in and out.

Other useful features beyond the house are the Milland football and cricket ground which is practically opposite the house (just to the NE) as well as the Hollycombe primary school, a short walk over the road and the excellent pub and village shop at the centre of Milland.



THE LOCATION

The village of Milland is located in the South Downs National Park and is particularly well placed for access to the A3 and London rail network from Liphook and Haslemere stations. Milland has a community shop / café, school, recreational grounds and an outstanding public house. The area is surrounded by beautiful open countryside, Liphook is only 3.5 miles away and Haslemere and Petersfield are just 7 miles distant, all of them having a good selection of shops, supermarkets, restaurants and leisure facilities.

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 Petersfield 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.

DISTANCES

BY ROAD:

LONDON 50 MILES

LIPHOOK 3.5 MILES

MIDHURST 6 MILES

PETERSFIELD 7.5 MILES

BY RAIL:

PETERSFIELD TO LONDON WATERLOO
FROM 63 MINUTES

LIPHOOK TO LONDON WATERLOO FROM
61 MINUTES

PROPERTY INFORMATION

Post Code: GU30 7LU

Services: We have been advised by our clients that the property has mains water, electricity and drainage, calor gas 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.

Council Tax: Band G

Photographs: Taken May 2025

Viewing: All viewings are strictly by appointment with Jackson-Stops, 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

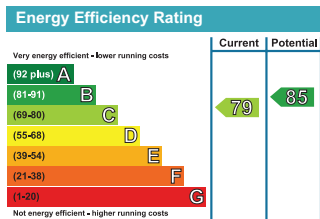
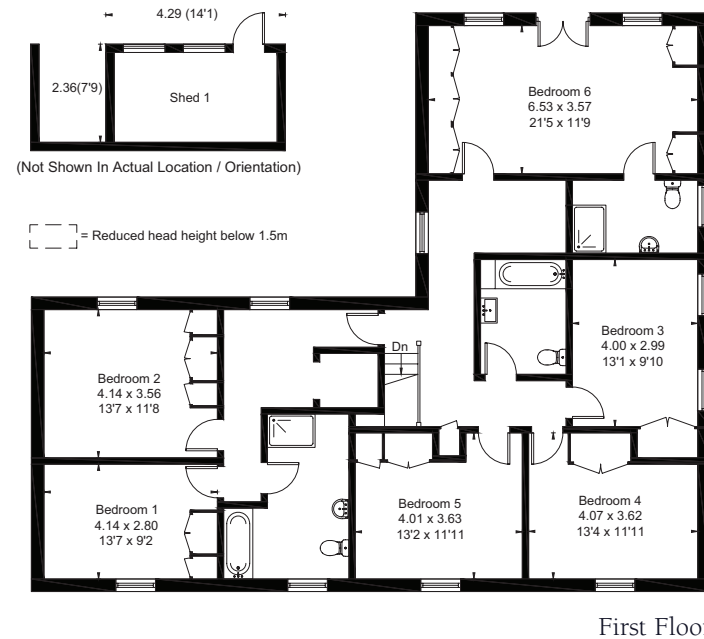
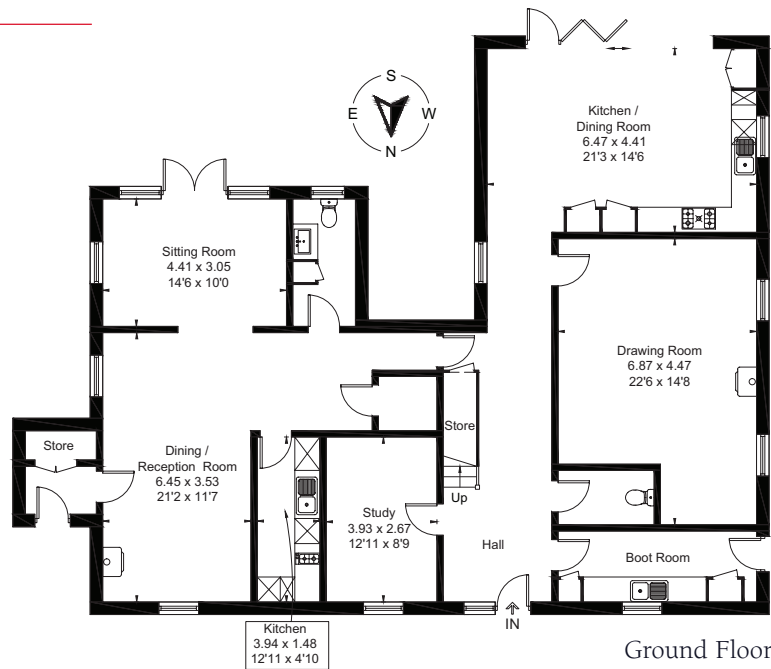
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From London, take the A3 south. Leave the motorway at the junction signposted B2131 to Liphook and head south through Liphook passing through the Liphook golf course and left again at the junction signposted The Rising Sun P.H. Continue to the centre of the village of Milland and at the pub cross roads, head east (left again) for roughly 1 km towards Wardley Green and Heathside will be at the end of the village on the right hand side of the road.

HEATHSIDE

APPROXIMATE FLOOR AREA = 313.7 SQ M / 3377 SQ FT
 OUTBUILDING = 14.4 SQ M / 155 SQ FT (EXCLUDING SHED)
 TOTAL = 328.1 SQ M / 3532 SQ FT

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.



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. Brochure by wordperfectprint.com.

MIDHURST

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