



THE OLD STONE HOUSE
THE STREET, STEDHAM, MIDHURST, WEST SUSSEX

JACKSON-STOPS 

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A FIVE BEDROOM GRADE II LISTED FAMILY HOUSE IN THE HEART OF THE VILLAGE OF STEDHAM, WITH OFF STREET PARKING, DOUBLE GARAGE AND LOVELY PRIVATE GARDENS



DISTANCES

BY ROAD

LONDON 55 MILES

MIDHURST 2 MILES

PETERSFIELD 9 MILES

CHICHESTER 14 MILES

BY RAIL

HASLEMERE TO LONDON

WATERLOO FROM 49 MINUTES

GROUND FLOOR

- Entrance hall
- Kitchen
- Sitting room
- Dining room
- Garden room

FIRST FLOOR

- 2 double bedrooms
- Single bedroom with shower room en suite
- WC
- Family bathroom

SECOND FLOOR

- Double bedroom
- Double bedroom / study

OUTSIDE

- Double garage
- Gravelled parking area
- Mature gardens
- Terrace
- Greenhouse
- Shed



THE PROPERTY

The Old Stone House is a charming, detached stone and brick house under a traditional clay tiled roof, with origins dating back to the 16th century. Nestled in the picturesque village of Stedham, it is within walking distance of the recreation ground, school, church, and pub. Steeped in period charm, the house features oak beams throughout and is approached via an attractive herringbone-paved path.

Upon entering, you are welcomed into a central hallway. The generous sitting room boasts two inglenook fireplaces and large windows that flood the space with natural light. The dining room overlooks the garden and includes a discreet hatch providing access to the substantial loft space above. The garden room, with its wall-to-wall windows, offers delightful views over the garden. The welcoming, dual-aspect kitchen includes a useful larder, making it both practical and inviting. Upstairs, the sense of space continues with two well-proportioned double bedrooms, and a single bedroom which features an en suite, along with a family bathroom. On the second floor, two charming bedrooms are tucked within the eaves, adding to the home's character. One currently used as a study.



GARDENS AND GROUNDS

The delightful private rear garden is mainly laid to lawn, complemented by mature shrubs and trees. A particularly charming feature is the original well, located just outside the dining room. To the north, there is a and shed and a greenhouse, while to the east, a double garage provides additional storage or parking. The property also benefits from a gravelled driveway with space for two cars.



THE LOCATION

The village of Stedham is located 2 miles west of Midhurst and has a good primary school, church, The Hamilton Arms public house, village green and recreational grounds. Stedham and Iping commons are just across the A272 and there are many miles of bridleways and footpaths for walking and riding. The towns of Midhurst and Petersfield are close by and provide 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 take the A272 towards Petersfield. Take the first turning on the right-hand side signed to Stedham and proceed into the village. The Old Stone House will be found on the right just before the left-hand turn into School Lane.

What3words: Sprinkle.copper.operation

PROPERTY INFORMATION

Services: We have been advised by our clients that the property has mains water, electricity and drainage. Mains 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 (£3,862.73 for 2025 / 2026)

Tenure: Freehold

Photographs: Taken April 2025

APPROXIMATE GROSS INTERNAL AREA = 2344 SQ FT / 217.8 SQ M
 LOFT = 181 SQ FT / 16.8 SQ M
 DOUBLE GARAGE = 343 SQ FT / 31.9 SQ M
 OTHER OUTBUILDINGS = 92 SQ FT / 8.5 SQ M
 TOTAL = 2960 SQ FT / 275.0 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzoo Marketing (ID1184026)
 Produced for Jackson - Stops

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.

MIDHURST

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PROPERTY EXPERTS SINCE 1910