

# Wardley Barn, Milland, West Sussex

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A wonderful opportunity to **create a substantial family home** with cottage in stunning, mature grounds in the heart of the Milland Valley.

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## Summary of accommodation

### Wardley Barn – Current

Large open ground floor with a fireplace at the southern end | Kitchen | Shower room | WC

Mezzanine bedroom

### Consented accommodation (after conversion) would comprise:

**Ground floor:** Entrance Hall (with one shower room | one WC) | Kitchen/Breakfast room | Family room | Dining area | Three further Bedrooms | Bathroom en suite | Family bathroom

**First floor:** Living room with views to the west | Landing/library | Substantial principal bedroom with a bathroom en suite, and dressing room and wonderful views to the west and north

### Planning

Planning permission for the conversion of the then existing Barn and outbuildings was granted (on appeal) on 3rd January 1991 (under reference T/APP/L3815/A/90/150008/P7). The final drawings were approved in July 1995 under reference ML/95/00131/FUL. The planning permission has been substantially completed and the Barn use has been ancillary to Wardley Farm.

### Cottage

Entrance hall | Sitting room | Kitchen/Breakfast room | WC/Utility room

Studio (formerly a garage)

Principal Bedroom with bathroom and dressing room en suite | Two further double bedrooms

Family bathroom

Blackberry Cottage: Storage room | Two further rooms (currently used as occasional bedroom, and sitting area) | Shower room

### Planning

Please note that the Cottage is being sold with a current planning consent to replace the existing property with a new cottage: planning references SDNP/21/05788/FUL and SDNP/22/04820/CND

### Gardens and grounds

Outside are gardens, pond, fields with coppice, courtyard and garden, all accessed via a gravel driveway - in all about 6.8 acres.



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## Situation

Wardley Barn is located in a beautiful rural setting on the edge of the highly sought-after village of Milland, nestling in the Wardley hamlet and enjoys quiet and far-reaching vistas. The village lies on the West Sussex/ Hampshire border in the South Downs National Park. The village is host to the well-known public house The Rising Sun, an active community centre, as well as the highly regarded village shop which offers a wide range of local produce. More comprehensive shopping facilities are available in the towns of Haslemere, Liphook, Midhurst, Petersfield and Guildford, all of which are within easy reach. Liphook, which is four miles away, has a mainline station providing services into London Waterloo in approximately 65 minutes. There is also a mainline station at Haslemere which offers services into London Waterloo in approximately 56 minutes.

Communications in the area are excellent with the A3 only a short distance away at Liphook, giving access to London and the M25 as well as the international airports of Gatwick, Heathrow and Southampton.

The choice of schools is superb, including St Edmunds, The Royal Junior School and Amesbury at Hindhead, The Royal Senior School and St Ives in Haslemere, Highfield School and Brookham at Liphook, Seaford College near Petworth as well as Bedales and Churcher's College in Petersfield and Charterhouse near Godalming. There is a wide range of sporting facilities, including racing at Goodwood, polo at Cowdray Park, sailing at Chichester Harbour and golf at a number of courses, including courses nearby at Liphook, Hindhead, Petersfield and Cowdray Park.

## Distances

Milland Village 1 mile, Liphook 6 miles (London Waterloo 65 minutes)  
Haslemere 7 miles (London Waterloo 56 minutes), Midhurst 7 miles  
Petersfield 7.5 miles (London Waterloo 66 minutes)  
Chichester 17 miles, Guildford 20 miles, London 50 miles  
(All distances and times are approximate)



## The property

A stunning unlisted Sussex barn with planning consent part-implemented (details under 'Accommodation and Amenities'), together with a link-attached three-bedroom cottage (also with current planning permission as noted) all situated around a maturely planted courtyard and surrounded by gardens and countryside.

## The Barn

The Barn boasts generous dimensions and scope for an incoming purchaser to create their ideal home in an outstanding, beautiful, rural location. Works undertaken to the Barn so far include underpinning all the foundation walls, rebuilding the foundation walls, the installation of underfloor heating throughout the main barn area, restoring and replacing, where needed, the old timbers and walls (including insulating them), replacing the roof and outside, cladding and filling in the hay-barn entrances and exits, creating a courtyard and mature garden space. Completing the planning consent will provide a generous family accommodation over two floors, incorporating four bedrooms and three bathrooms as well as three distinct reception spaces, a library and a kitchen/breakfast room.



# Wardley Barn

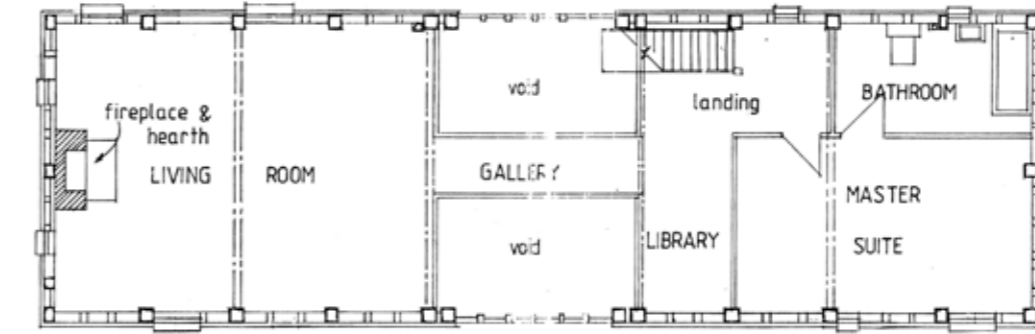
Approximate Gross Internal Floor Area  
2541 sq ft / 236.1 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

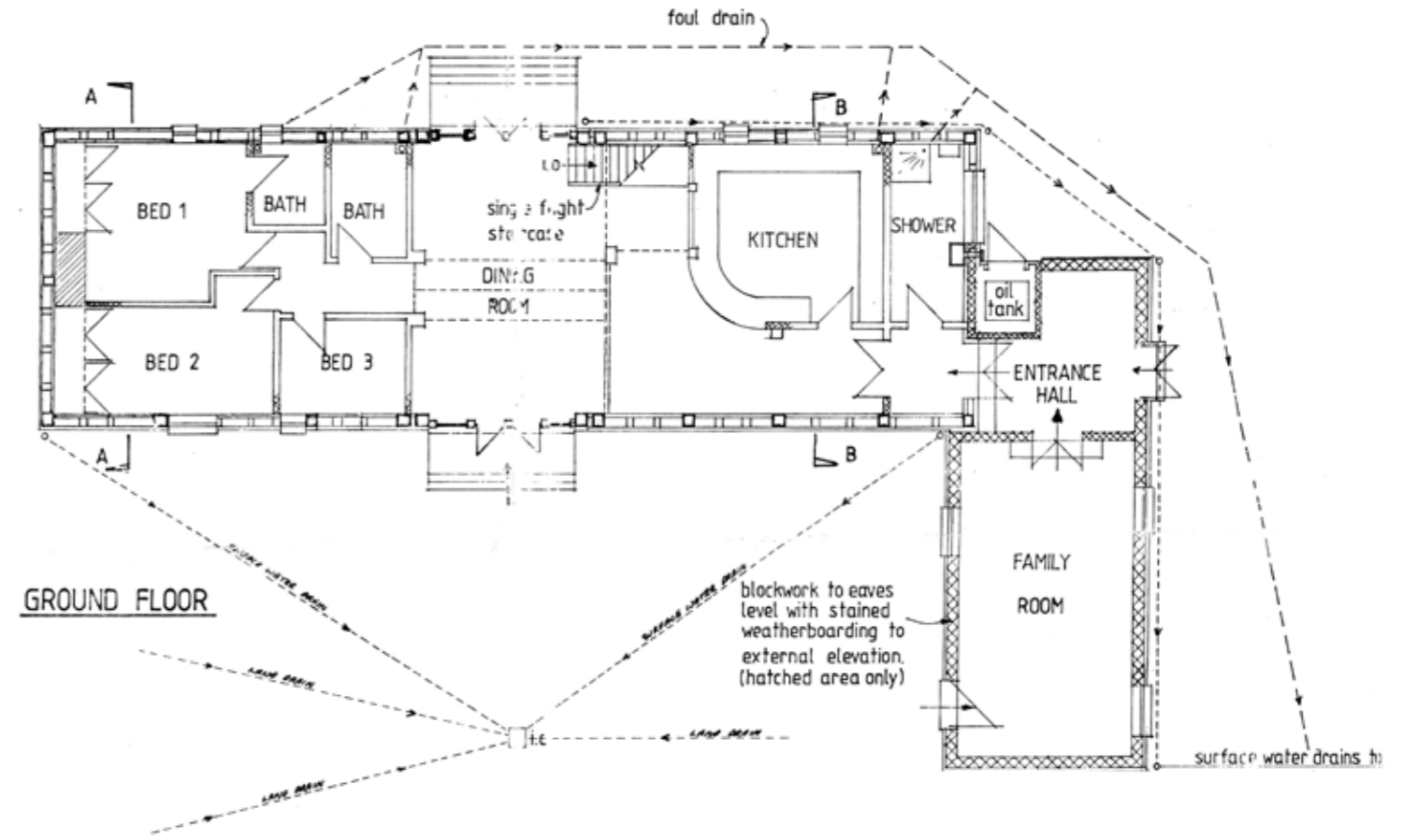


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

## Proposed



**FIRST FLOOR**





## The Cottage

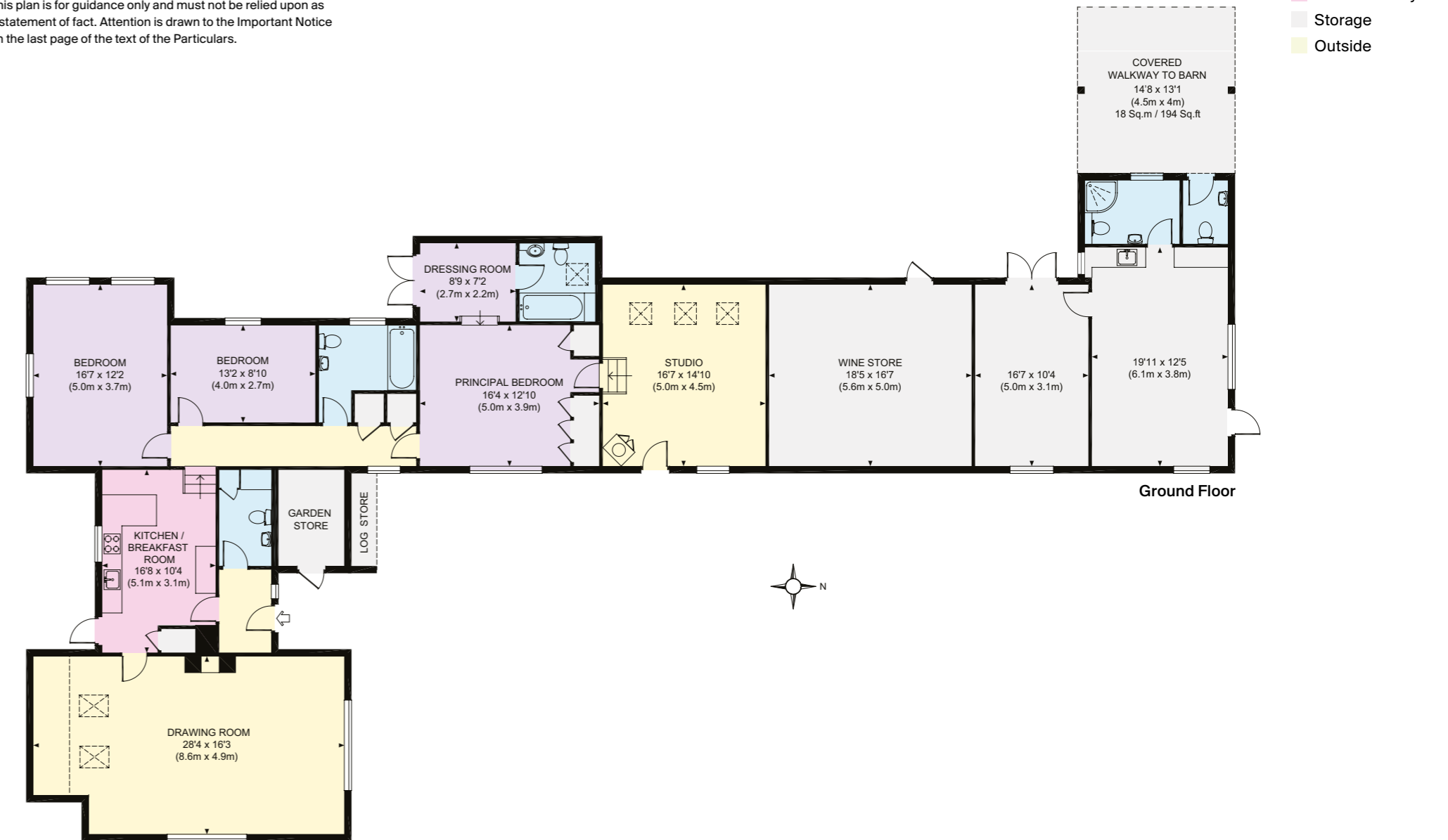
The Cottage, constructed by our clients in 1992/1993, using locally sourced stone, brick and timbers, allowing it to blend seamlessly with others in the surrounding countryside, completes the package seamlessly. The property provides not only versatile and generous additional accommodation generally, but a broad offering of uses to a family, such as during the development of the Barn, or larger family/friend stays. A garage was added in 1995 and has been used as additional accommodation since its conversion in 2009; it links the main cottage with a combination of rooms, affectionately known as Blackberry Cottage. This comprises a storage room (previously used as a wine store) two further rooms currently used as occasional family accommodation – a sitting/dining room, a shower room and a bedroom. There is an outside WC which is included in the title and could be incorporated into this accommodation.

None of the buildings are listed.

## Wardley Farm Cottage

Approximate Gross Internal Floor Area  
2593 sq ft / 240.9 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



## Gardens and grounds

The property is accessed via timber gates leading into a gravel area providing parking for numerous cars. To the east side of the Barn, there is a generous courtyard, providing a wonderful, sheltered space, while to the west side of the Barn lie the formal gardens with immaculate Yew hedges. Beyond these are further lawns, a garden pond, several fields and a copse. All but one of the fields is let to a local farmer (on an annual basis) for the grazing of sheep but would also lend themselves well to equestrian use. To the front of the Cottage is a garden laid to lawn and includes a handsome oak tree (which is subject to a TPO) and a beautiful partially walled garden.

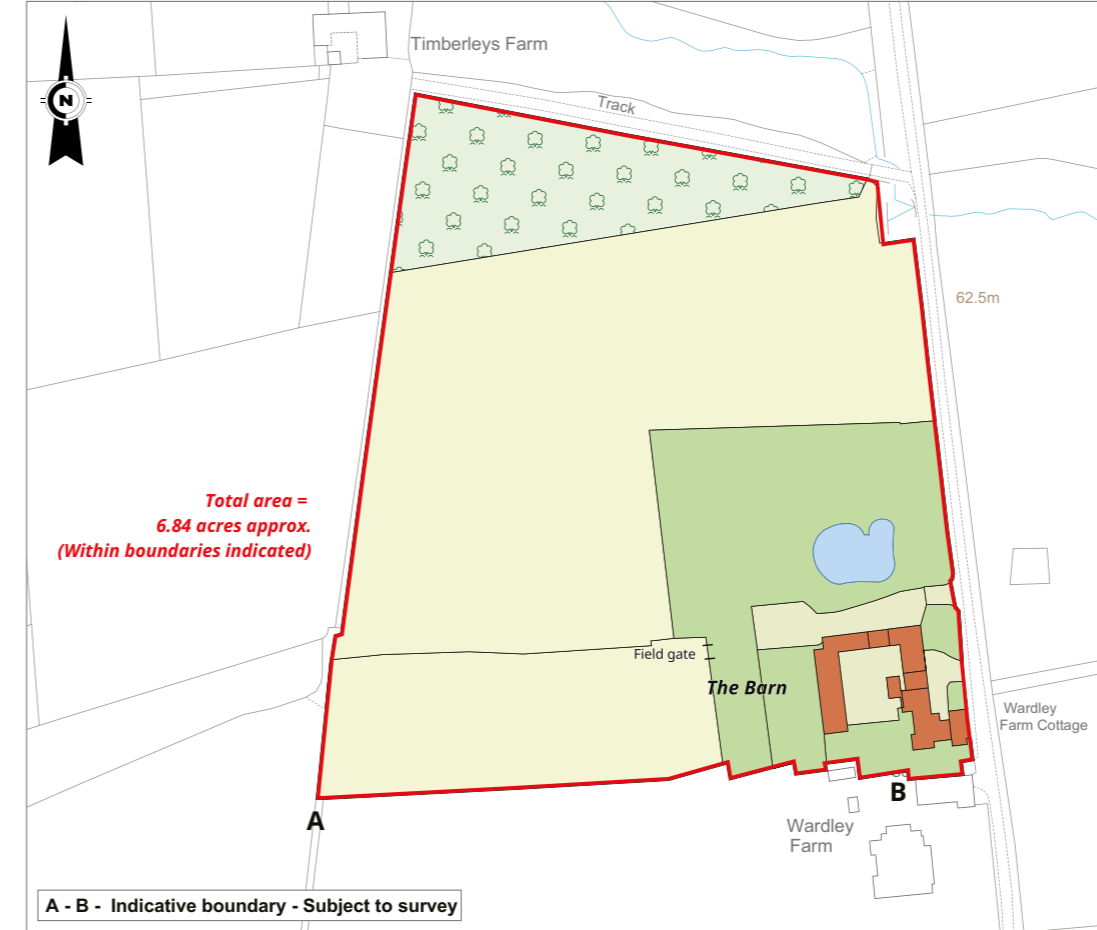
## Agents Note

Planning reference for The Barn: T/APP/L3815/A/90/150008/P7 and 95/00131/FUL from Chichester District Council.

The Barn has also received previous consents – now lapsed – for both an indoor swimming pool (2005) and a garage and equipment block (2006).

## Viewings

All viewings are strictly by prior appointment only with Knight Frank.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

## Services

We are advised by our clients that the property has mains water, sewage and electricity, together with oil-fired central heating and private drainage.

## Directions: GU30 7LX

What3Words: surfaces.mermaids.ulterior

## Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc, are specifically excluded but may be made available by separate negotiation.

## Property information

Tenure: Freehold

Local Authority: Chichester District Council and South Downs National Park Authority

Council Tax: currently not applicable to the Barn, the Cottage is Band F

EPC Rating: Wardley Barn – E, Wardley Farm Cottage – E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024, Photographs and videos dated May 2023.

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