

# The Plough, Redford, Midhurst, West Sussex

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A substantial family home in a **desirable location**, situated between Milland and Midhurst.

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### Summary of accommodation

Entrance hallway | Drawing room | Dining room | Kitchen/breakfast/family room  
Study/playroom | Loggia | Utility room | Cloakroom

Principal bedroom with en suite and dressing room | Four further bedrooms one with a bathroom en suite | Family bathroom

**Car barn:** Three bay | Workshop | Bicycle store | First floor store

Mature gardens and grounds

In all approximately 1.131 acres

### Distances

Milland Village 3 miles, Liphook 4 miles (London Waterloo 65 minutes), Midhurst 4 miles, Haslemere 7 miles (London Waterloo 56 minutes), Petersfield 10 miles (London Waterloo 66 minutes), Chichester 16 miles, Guildford 22 miles, London 58 miles

(All distances and times are approximate)



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## Situation

The Plough is located in an elevated, attractive setting on the village green within the sought-after village of Redford. The village is nestled within the natural landmarks of Older Hill and Titty Hill, and more broadly within the South Downs National Park, an area renowned for its beautiful scenery and extensive walks. The nearby village of Milland boasts the popular pub The Rising Sun and a thriving village store and café, furthermore Redford lies just 4 miles north of the historic market town of Midhurst, which is situated on the river Rother and is home to the ruins of the Tudor Cowdray House and stately Victorian Cowdray Park. Midhurst is almost equidistant between Petersfield and Petworth and offers a wide range of local shops and services.

More comprehensive shopping facilities are available in the nearby towns of Haslemere and the cathedral city of Chichester. Haslemere is approximately 7 miles away and has a mainline station providing fast rail access to London Waterloo in about 56 minutes. There is good access to London and the south coast via the A3 which links to the M25, the national motorway network and to the regional airports of Heathrow, Gatwick, and Southampton.

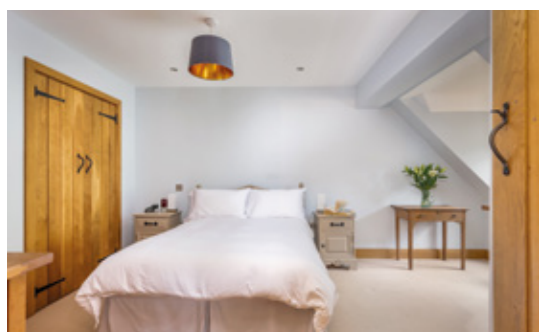


The choice of schools is superb, including Highfield School and Brookham and Churcher's College Junior School and Nursey at Liphook, St Edmunds, The Royal Junior School and Amesbury at Hindhead, The Royal Senior School and St Ives in Haslemere, Seaford College near Petworth as well as Bedales and Churcher's College in Petersfield. In addition, Midhurst and Rother College Senior School and Sixth Form is, as of May 2024, OFSTED rated outstanding.

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 two at Liphook, one at Hindhead and a further course at Cowdray Park.

## The property

The Plough is an immaculately presented family home, built in 2002/03 by our clients it blends seamlessly the convenient practicalities of a modern house for example in terms of its secure construct on piles, double glazing, underfloor heating throughout, generously proportioned rooms across the ground and first floors, whilst also being inkeeping with the local vernacular being constructed of Fittleworth stone and brick, a part-oak frame, hung-tile elevations and a clay tiled roof.



Internally the house benefits from a mix of black slate and oak floors, plentiful reception rooms, all of good size and enjoying access via French doors to the surrounding terrace. The kitchen/breakfast/family room is a practical, open plan space, and the hand-built oak kitchen features a gas AGA and plentiful storage. The drawing room at the far end of the house features a large multifuel burner, exposed beams, and a triple aspect; from here one can access the loggia and Indian sandstone terrace to the rear and on to the garden. Further to the ground floor are the dining room with open fireplace, a study/playroom, utility room, and cloakroom.

To the first floor are five bedrooms in all. The principal bedroom suite has a wonderful vaulted ceiling, plentiful windows with a triple aspect, a dressing area and bathroom en suite. In addition there are three further double bedrooms (one with a bathroom en suite), a single bedroom and a spacious family bathroom. The majority of bedrooms all benefit from built-in storage.

## Gardens and Grounds

In addition to the house, our clients added a substantial car barn featuring three car bays, workshop and bicycle storage. Up an internal flight of stairs is a first storey space, which has been used as a children's hang-out and overflow storage.

The surrounding formal grounds are a real highlight to the property. Painstakingly conceived and implemented by our clients, the beautiful borders surrounding the house on three sides are bursting with a stunning variety of plants, trees and flowers. Particular plants of note are a wonderful wisteria at the front of the house, a verbena, plentiful acers, hydrangea and eucalyptus. The formal lawns to the front and rear of the property are perfect for games and entertaining during the summer months; the top lawn features fruit trees including apple and pear and there is a gate through which one can directly access Older Hill. The Plough is entered via a set of electric wooden gates onto a shingle driveway with plentiful parking in addition to the car barn.

## Viewings

All viewings are strictly by prior appointment only with Knight Frank the sole selling agent.

## Services

We are advised by our client that the property has LPG-fired central heating, mains water, electricity, and drainage.

## Directions

Postcode: GU29 0QF

What3Words: loose.verve.edgy

## 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 - 01243 785166

South Downs National Park - 01730 814810

Council Tax: Band G

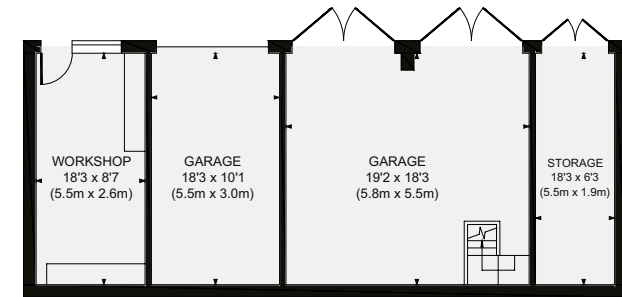
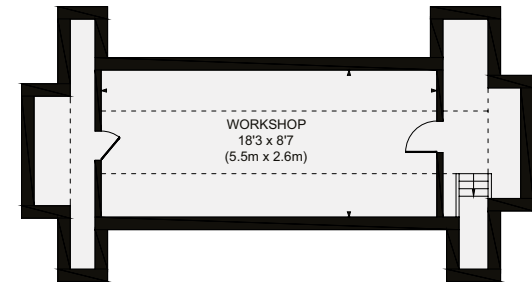
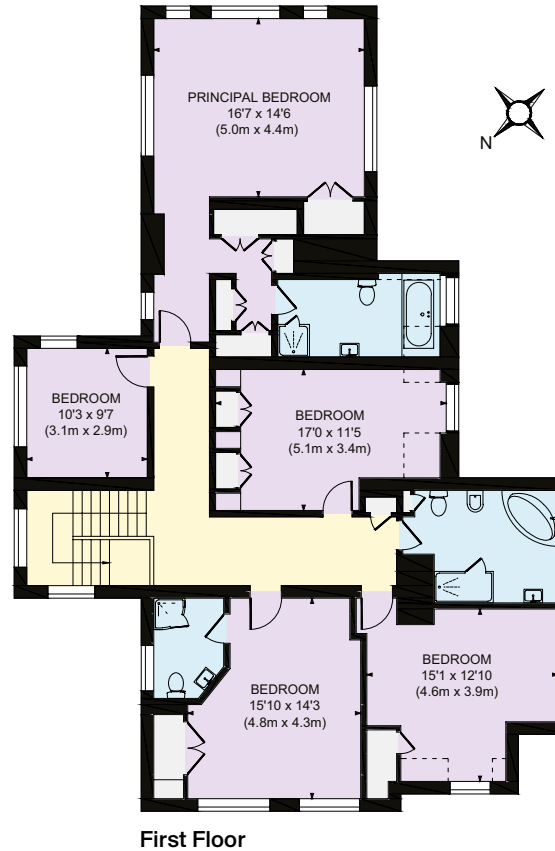
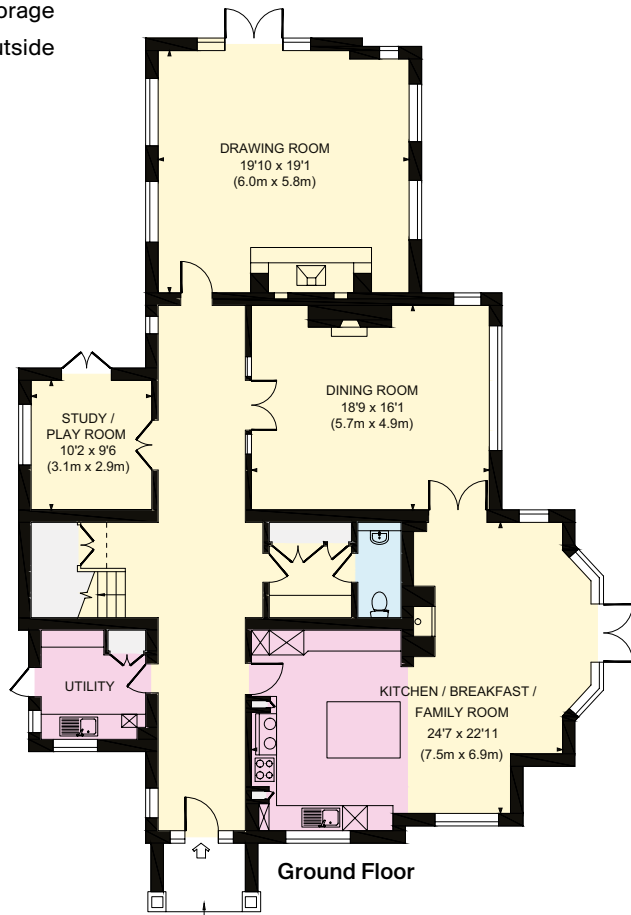
EPC Rating: D



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

**Approximate Gross Internal Floor Area**  
**Main House 3519 sq. ft / 326.93 sq. m**  
**Garage 543 sq. ft / 50.42 sq. m**  
**Outbuilding 738 sq. ft / 68.60 sq. m**  
**Total 4800 sq. ft / 445.95 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.



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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