



Rondle Wood, Liphook, West Sussex, GU30

Guide Price: £900,000 *Freehold*

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In a truly exceptional spot, a beautifully presented cottage in gardens of approximately 0.4 of an acre.

KEY FEATURES

- Exceptional position
- Countryside views
- Beautifully presented throughout
- Tucked away on the edge of a pretty hamlet
- No onward chain



Petersfield

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DESCRIPTION

The property is a very pretty, end of terrace cottage with stone, brick and part tile-hung elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan and of particular note is the triple aspect sitting room with double doors leading outside and a wood burner. There is a second wood burner in the dining room and a separate kitchen, utility room and cloakroom with WC. From the hall, stairs rise to the first floor landing, off which are three bedrooms and a family bathroom. Outside, the house is approached by a sweeping gravel drive with ample parking leading to a large detached, insulated oak garage. There is a bespoke detached, insulated oak home office with air-conditioning, heating and a delightful aspect over the garden; perfect for anyone needing to work from home no matter the season. The gardens lie on all three sides of the house, are mainly laid to lawn with mature shrubs and are enclosed by hedging. In all, the house sits in a plot of approximately 0.4 of an acre. The house is on a private, no through lane with several pretty footpath and bridlepath walks available immediately at the end of the drive. A viewing is strongly recommended to not just appreciate the position the property lies in but also the improvements that have been made by the current owners.

ACCOMMODATION

Three bedrooms, family bathroom, sitting room, dining room, kitchen, utility room, downstairs cloakroom with WC, home office, garage, parking and gardens.

LOCATION

The property is located in a small cluster of houses known as Rondle Wood in the picturesque hamlet of Borden Wood, between the villages of Rogate and Milland. Within the area are a number of pubs, local village shops, schools and churches. Further amenities can be found in Petersfield to the west and Midhurst to the east, both of which are approximately 6 miles away. The towns offer a choice of supermarkets that include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and traditional shops. The train stations at Petersfield, Liss and Liphook provide a direct service to London Waterloo to the north (in a little over an hour) and Portsmouth to the south. There are many active clubs and societies in the area including golf at Liphook and Petersfield, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its natural beauty and outdoor pursuits. There are many popular schools in the area which include Churcher's College, Bedales, Ditcham Park, Seaford College, Highfield School The Petersfield School, Bohunt and Midhurst Rother College.

DIRECTIONS

From Petersfield, proceed in a north-easterly direction up the B2070 (the old A3) towards Liphook. On reaching a crossroads in Hill Brow with the Jolly Drover pub ahead of you on your right, turn right signed to Rogate. Proceed for a approximately 1.1 miles and on reaching another crossroads, continue straight on. Follow the road for 1.6 miles and then take a sharp turning on your left signed to Borden Wood and Milland, proceed down the hill and as the road bends sharply to the right, bear left towards Rondle Wood. As you drive down the lane, the property is on your right after approximately 0.2 mile.

MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Stone, brick and part tile-hung elevations under a tiled roof

Services: Mains water, electricity and fibre telephone / internet with oil fired heating and shared private drainage

Council Tax: Chichester District Council. **Band:** "F"

EPC Rating: "D" (55)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Flooding: To the best of our knowledge, the property has never flooded

Mobile Signal: Likely (Ofcom)

Broadband Availability: Ultrafast (Ofcom)

Parking: Ample driveway parking and garage

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: grapevine.enforced.cement

Ref: AB/250109/1



Important Notice

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Petersfield

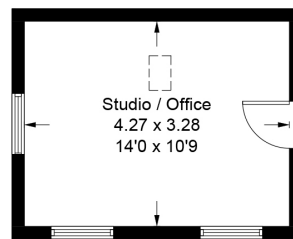
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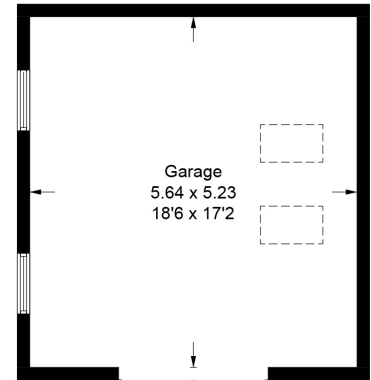
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Rondle Wood, GU30

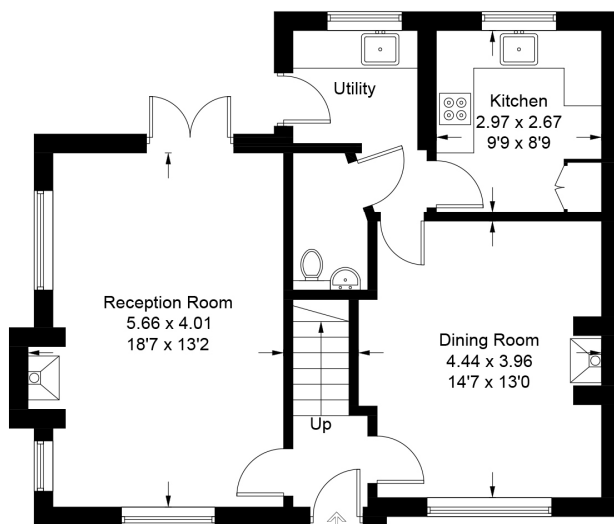
Approximate Gross Internal Area = 117.4 sq m / 1264 sq ft
 Outbuilding = 14.0 sq m / 151 sq ft
 Garage = 29.7 sq m / 320 sq ft
 Total = 161.1 sq m / 1735 sq ft



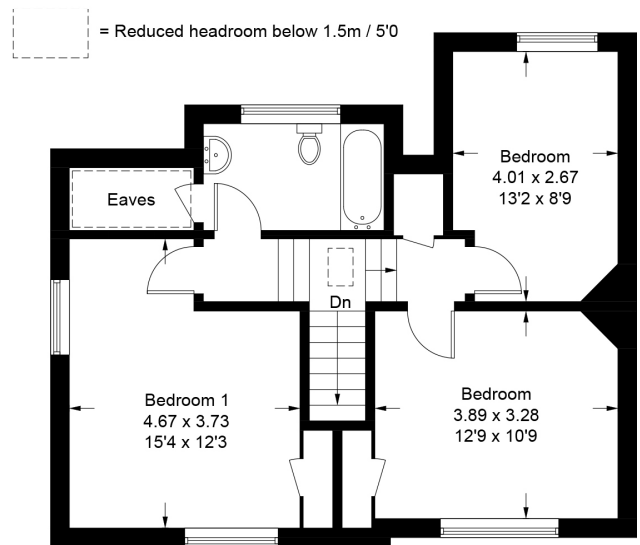
(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2025.

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