



# Tye Hill

Mill Lane, Stedham, Midhurst, West Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A unique and stunning Grade II listed property set in beautifully landscaped gardens in a highly sought after village.

An exceptional Grade II listed property occupying an elevated position in the highly desirable village of Stedham, with country and riverside walks nearby. This beautiful home has planning permission approved for the attached “Bothy” to be converted to further accommodation, enhancing an already idyllic country retreat.



**4 RECEPTION ROOMS**



**3/4 BEDROOMS**



**3 BATHROOMS**



**BOTHY**



**0.67 ACRES**



**FREEHOLD**



**RURAL**



**2,842 SQ FT**



**GUIDE PRICE  
£1,695,000**

### The Property

Dating from the 17th century, Tye Hill has been imaginatively and sympathetically renovated by the current owner to create a beautiful country retreat which seamlessly blends the charm and character of the original period features with contemporary design and modern amenities.

This unique property boasts exposed beams, stonework and brickwork, impressive inglenook fireplaces complete with multi-fuel burning stoves, wooden staircase with glass balustrade, galleried landing, vaulted ceilings and an abundance of natural light.

Creatively designed to provide free-flowing accommodation, the impressive double height vaulted reception hall, with full length windows and skylights, links the dual aspect sitting room and the dining room, whilst the study, overlooking the garden, provides a peaceful workspace. The bespoke and contemporary styled kitchen/breakfast room features integrated appliances, spacious central island with breakfast bar and bi-fold doors leading to the terrace and garden beyond.

On the first floor, the elegant principal bedroom suite has a walk-in wardrobe and en-suite shower room. There are two further double bedrooms, one with en-suite shower room, and a luxurious family bathroom with free-standing bath.

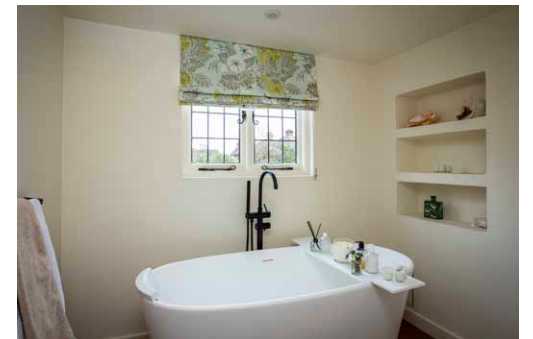
Planning permission has been approved to convert the attached “Bothy”, currently used for storage, into additional living space/fourth bedroom, which could be fully connected via a glass link to the main house, or used as separate annex accommodation. Planning Ref: SDNP/22/00234/LDE. Permission is also in place to reinstate the original front entrance to the house with stone steps down to the road, further enhancing the property’s period character.













## Outside

The landscaped gardens have been thoughtfully designed to complement the rural setting, with mature trees and boundary hedging providing privacy and seclusion. Featuring pristine lawns, flower and shrub borders and a delightful area of wildflower meadow, steps lead down from the garden to an attractive brick-paved terrace adjacent to the property, which provides the perfect location for outside entertaining.

There is parking to the side of the property, and, on the opposite side of the road, the land extends further back providing another spacious parking area.

## Location

Stedham lies within the stunning South Downs National Park, two miles from Midhurst, one of England's most desirable market towns. The village has a strong community with a traditional inn, garden centre, sports club and Stedham Polo Club.

The River Rother is nearby, offering attractive riverside and country walks. Award winning Cowdray Farm Shop supplies local produce, while Cowdray Park and Goodwood provide polo, golf, horse racing and motorsport. Coastal sailing at Chichester Harbour, Itchenor and Bosham are all within easy reach, and Chichester itself offers excellent shopping and cultural amenities. Haslemere station offers a fast direct service to London Waterloo in 49 mins.

There is an excellent choice of schools in the area including primary schools in Stedham, Midhurst and Easebourne and independent schools including Highfield & Brookham, Bedales, Churcher's College, Dorset House, Ditcham Park and Seaford College.



## Distances

- Midhurst 2 miles
- Petersfield 9 miles
- Haslemere 10 miles

## Nearby Stations

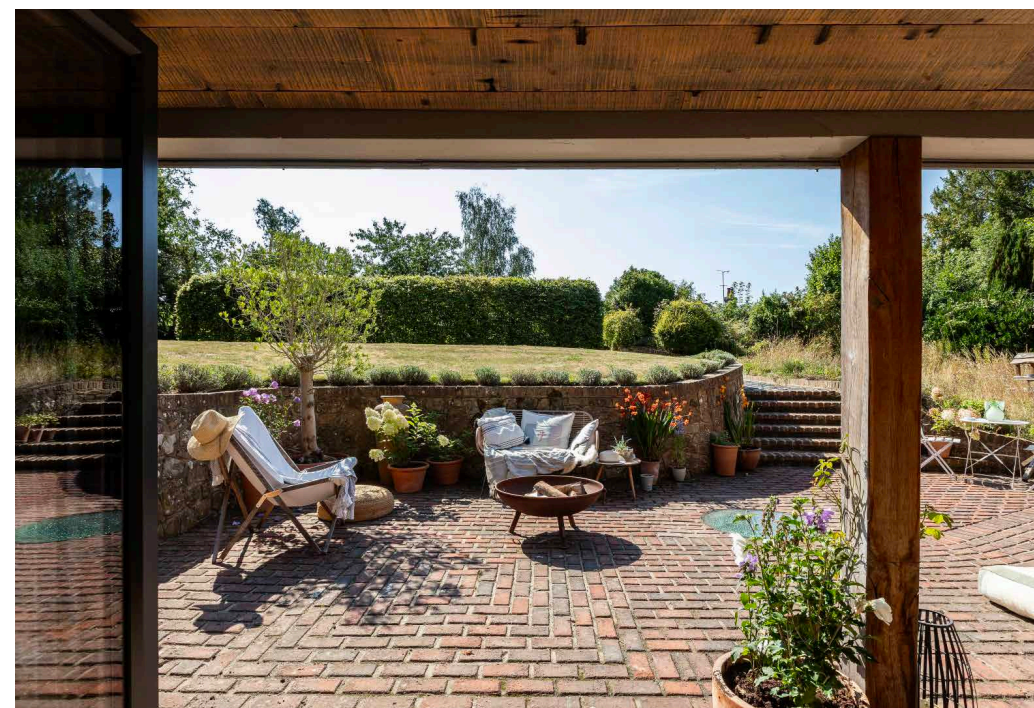
- Petersfield 9 miles
- Haslemere 10 miles
- Liss 10 miles
- Liphook 11 miles

## Key Locations

- Stedham 100 yards
- St James Church 100 yards
- Cowdray Farm Shop/Park 4 miles
- Goodwood 13 miles
- Chichester 14 miles

## Nearby Schools

- Stedham Primary 0.5 miles
- Midhurst CofE Primary 2 miles
- Midhurst Rother College 2 miles
- Easebourne CofE Primary 3 miles
- Bedales Prep & Bedales School 9 miles
- Churcher's College 10 miles
- Ditcham Park 11 miles
- Seaford College 13 miles
- Dorset House 15 miles

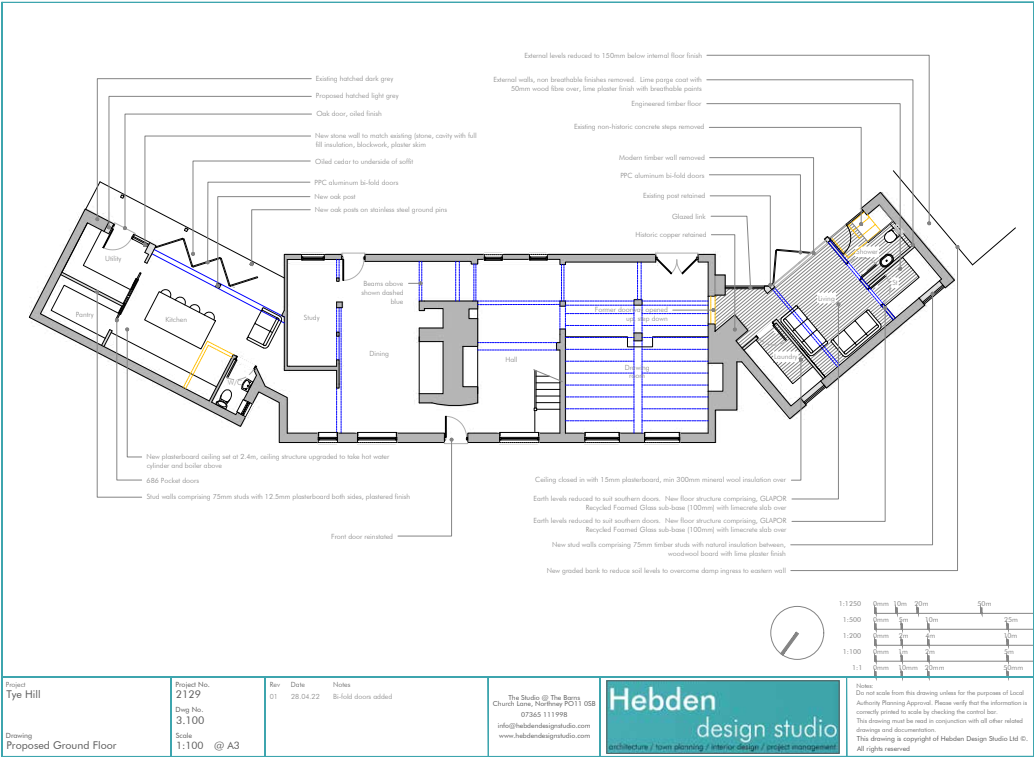




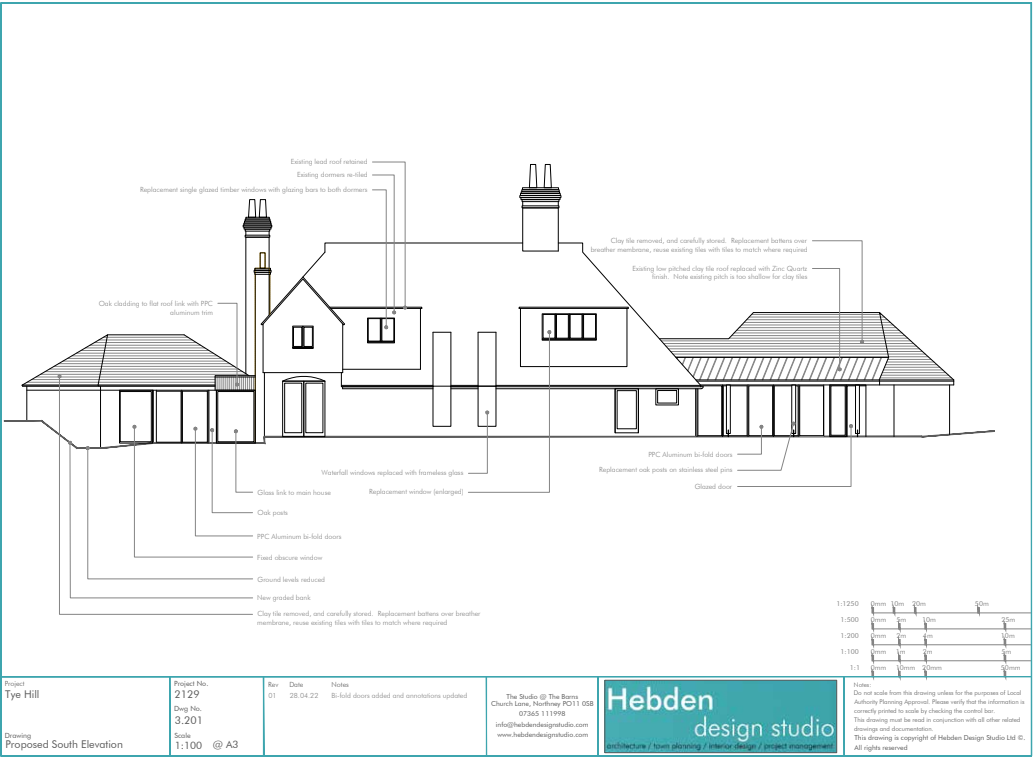




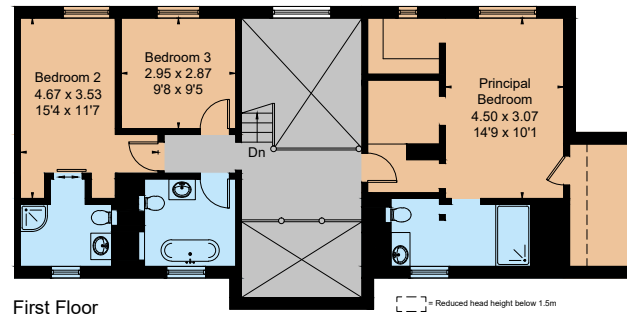
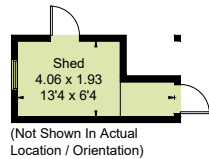
# Proposed Plan - Ground Floor Elevation



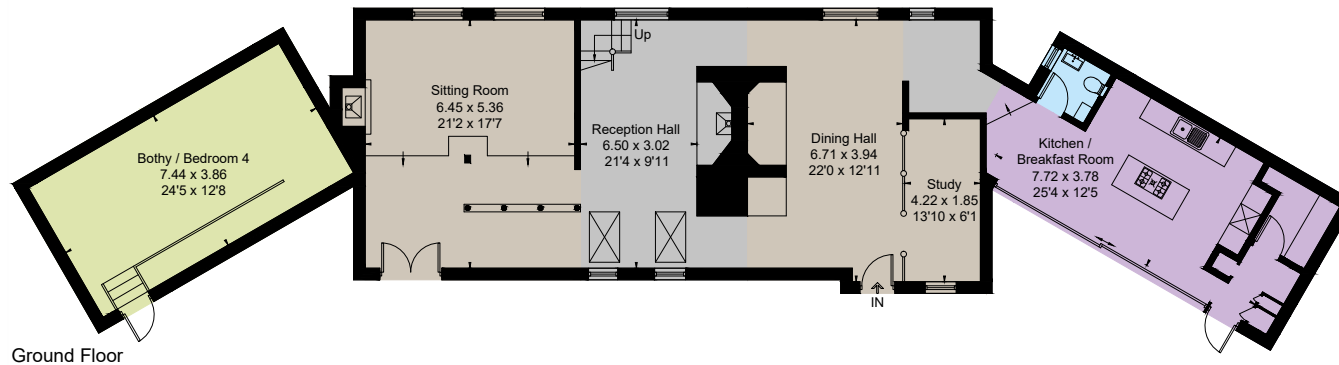
# Proposed Plan - South Elevation



Approximate Floor Area = 264.0 sq m / 2842 sq ft  
 Shed = 6.4 sq m / 69 sq ft  
 Total = 270.4 sq m / 2911 sq ft



First Floor



Ground Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #97157



## Floorplans

**Main House internal area 2,842 sq ft (264.0 sq m)**

**Shed 69 sq ft (6.4 sq m)**

For identification purposes only.

## Directions

From Strutt & Parker's Haslemere office, head southeast on Charter Walk towards High Street. Turn left, follow the A287 south, then join the A3 southbound. After 8 miles, exit at Junction 4 for Midhurst/A272. Continue through Midhurst, then take the A272 towards Petersfield. After 1.6 miles turn right into The Street, continue 0.4 miles, then right into Mill Lane. Parking is on the left, with the property opposite.  
 GU29 0PS

what3words: ///oval.noses.tadpole

## General

**Local Authority:** Chichester District Council

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Services:** Mains water, electricity and mains drainage

**Council Tax:** Band H

**EPC Rating:** F

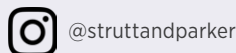
**Planning:** Prospective purchasers are advised to make their own enquiries of the local planning authority.

## Haslemere

6 Charter Walk, Haslemere, GU27 2AD

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