



Ripsley House, Ripsley Park, Milland, Hampshire

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BNP PARIBAS GROUP 

# Ripsley House

## Ripsley Park

### Milland

#### Hampshire

##### GU30 7JH

A beautiful country house set in over 3 acres of glorious gardens and grounds including swimming pool, tennis court, with a private gate leading directly onto the South Downs and a substantial, well presented cottage.

Liphook and mainline station 1.5 miles (London Waterloo 65 mins & Clapham Jct 50 mins), Haslemere town and mainline station 5.8 miles (London Waterloo 53 minutes), Petersfield 7 miles, Central London 48 miles.

Reception hall | Drawing room | Family room  
Dining room/orangery | Kitchen/breakfast room  
Utility | Cloakroom | Cellar | Principal bedroom suite with dressing room & en suite | 4 Further double bedrooms | Shower room & family bathroom | Guest cottage with 2 bedrooms, sitting room, bathroom and kitchen | Double garage | Garden store | Heated swimming pool  
Tennis court | Gardens & grounds about 3.1 acres  
House EPC Rating E, Cottage EPC Rating E

### The property

Ripsley House is a magnificent period home and unique to the area in terms of design and architecture. The property dates from 1860 with an abundance of period features including stone mullioned windows, Bath stone elevations, panelled walls and light, beautifully proportioned rooms making it a stunning family home. The ground floor has an impressive reception hall with stone pillars and staircase leading to the first floor. The dual aspect drawing room has wood panelling and an open fireplace and leads to the dining room/orangery which enjoys wonderful views over the garden.

The family room, with feature bay window, also boasts an open fireplace. Overlooking the front is the spacious kitchen/breakfast room with bespoke fitted kitchen, central island with breakfast bar, and Aga. Adjoining is the generously sized utility, with access to the cellar. On the first floor there are 5 double bedrooms, including the principal bedroom suite with dressing room and en suite. A family bathroom and spacious shower room complete the accommodation.

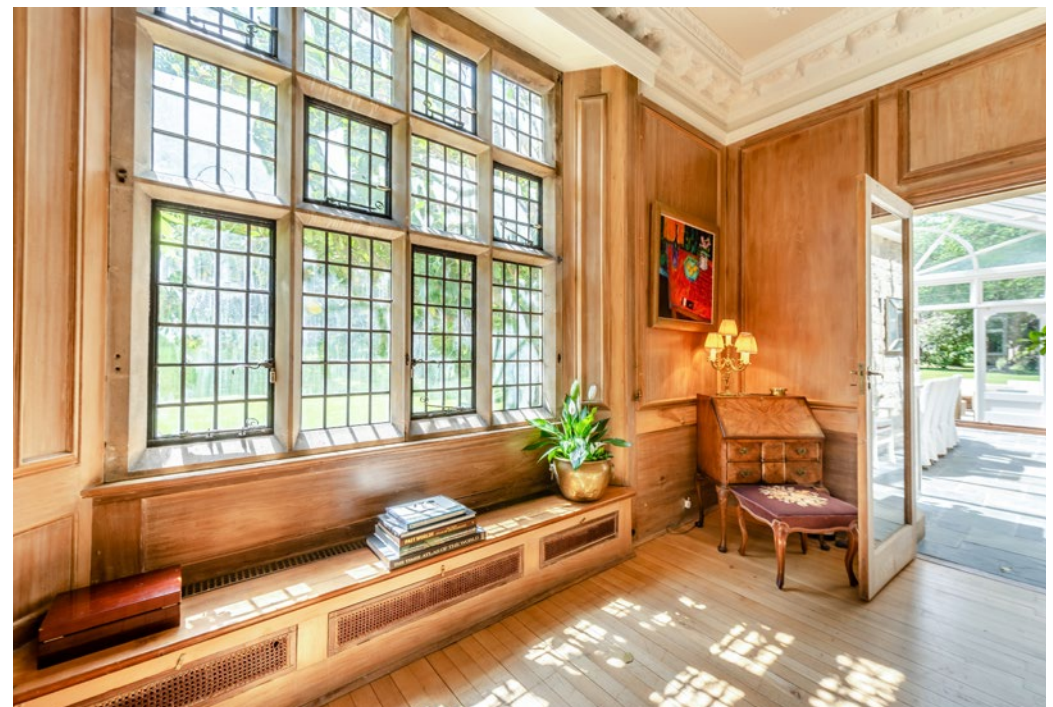
The substantial 2-bed guest cottage is currently run as a successful AirBnB and has separate council tax to the main house. There is space to increase the number of bedrooms, create office space or simply use as is, to provide excellent secondary accommodation.

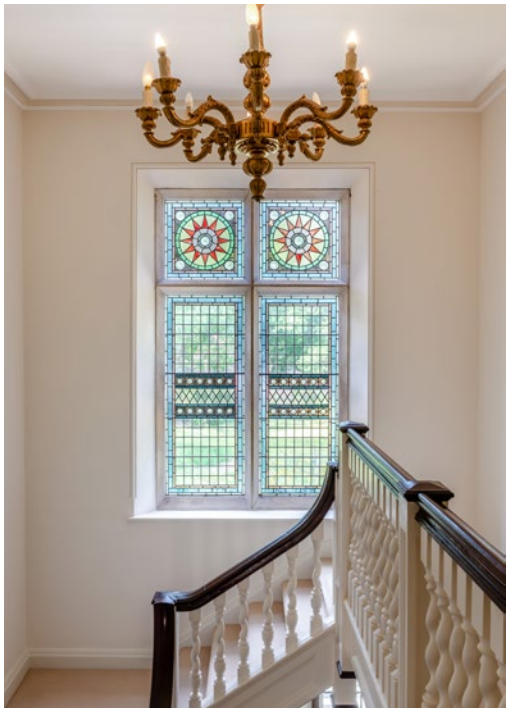
### Outside

The property is approached via a private gravel drive, which provides ample parking in addition to the double garage. Extending to over 3 acres the formal and natural gardens are truly delightful, with well maintained lawns, mature specimen trees including redwood and a glorious array of azaleas and rhododendron as well as jasmine and lavender for summer scent. The south of France style terrace provides the perfect location for outside entertaining and the outdoor lifestyle is completed by the heated swimming pool and tennis court. A private gate provides direct access onto the South Downs National Park where there are a wealth of walks and bridlepaths to enjoy, stretching down to Chichester. The property benefits from an additional access further along the lane.

### Location

Liphook village provides plenty of local amenities, including shops, cafes, restaurants and a mainline station, with Liphook championship golf course and Champneys Spa close by. Haslemere and Petersfield provide boutique shopping, restaurants, Waitrose supermarkets, recreational facilities and mainline stations.







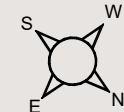






Floorplans

House internal (including Garage/Workshop 4,832 sq ft (449 sq m)  
 Limited Use internal area 171 sq ft (16 sq m)  
 Cottage area 2,231 sq ft (207 sq m)  
 Total internal area 7,234 sq ft (672 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height

There is a wide choice of highly acclaimed primary and secondary schools in the area including Highfield and Brookham, Bedales, Cranleigh, Guildford High, Churchers, Amesbury, Charterhouse and Winchester and Times top 20 Bohunt state school. The South Downs National Park provides excellent walking, riding and cycling, there is polo at Cowdray and the A3 provides easy access to the coast.

**Directions**

From Haslemere, take the A286 (Shepherd's Hill), after a mile, turn right onto the A287 (Bell Road). Fork left, onto B2131 (Linchmere Road) and continue for 2.4 miles. Turn right onto Haslemere Road and after a mile, in Liphook, take 2nd exit at the roundabout onto The Square. Take 1st exit at next roundabout onto B2070 (Portsmouth Road), and after 1.6 miles, take the entrance on the right. The property will be found shortly thereafter on the left.

**General**

**Local Authority:** Chichester District Council  
**Services:** Mains electricity & water, oil fired central heating and private drainage which we believe complies with current regulations.  
**Council Tax:** Band H for the main house & Band A for the cottage.  
**Tenure:** Freehold  
**Guide Price:** £2,995,000

**Haslemere**

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