



FERN COTTAGE

Borden Lane, Borden Wood Village, Milland, West Sussex GU30 7JZ



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Milland, West Sussex GU30 7JZ

An attractive country cottage
enjoying a lovely rural setting with
equestrian facilities situated in
delightful gardens and grounds of
approximately 5.46 Acres (2.21ha).

Accommodation

Entrance Hall | Cloakroom | Utility / Boot Room | Drawing Room | Dining Room | Family Room | Kitchen / Breakfast Room | Conservatory / Garden Room | 4 Bedrooms | 2 Bathrooms | Private Drive and Extensive Parking | Detached Garage with Store | 3 Bay Stable Block with Tack Room and Feed Store | Gardens and Grounds of approximately 5.46 Acres (2.21 ha)

Additional land approximately 2.96 Acres (1.197 ha) available under separate negotiation

Milland 2 miles | Liphook and Mainline Station 4.8 miles | Petersfield 6.8 miles | Midhurst 5.4 miles | Trains to London Waterloo from Liphook, Petersfield, Haslemere | Mileages approximate





THE PROPERTY

An attractive country cottage of charm and character understood to date back to the early 19th century offering comfortable, welcoming and versatile accommodation throughout. The property is arranged over two floors with notable features including an open fireplace in the drawing room, two further reception rooms, a ground floor bedroom and bathroom and three further bedrooms and the cottage enjoys a lovely rural position affording much privacy and tranquillity.

OUTSIDE

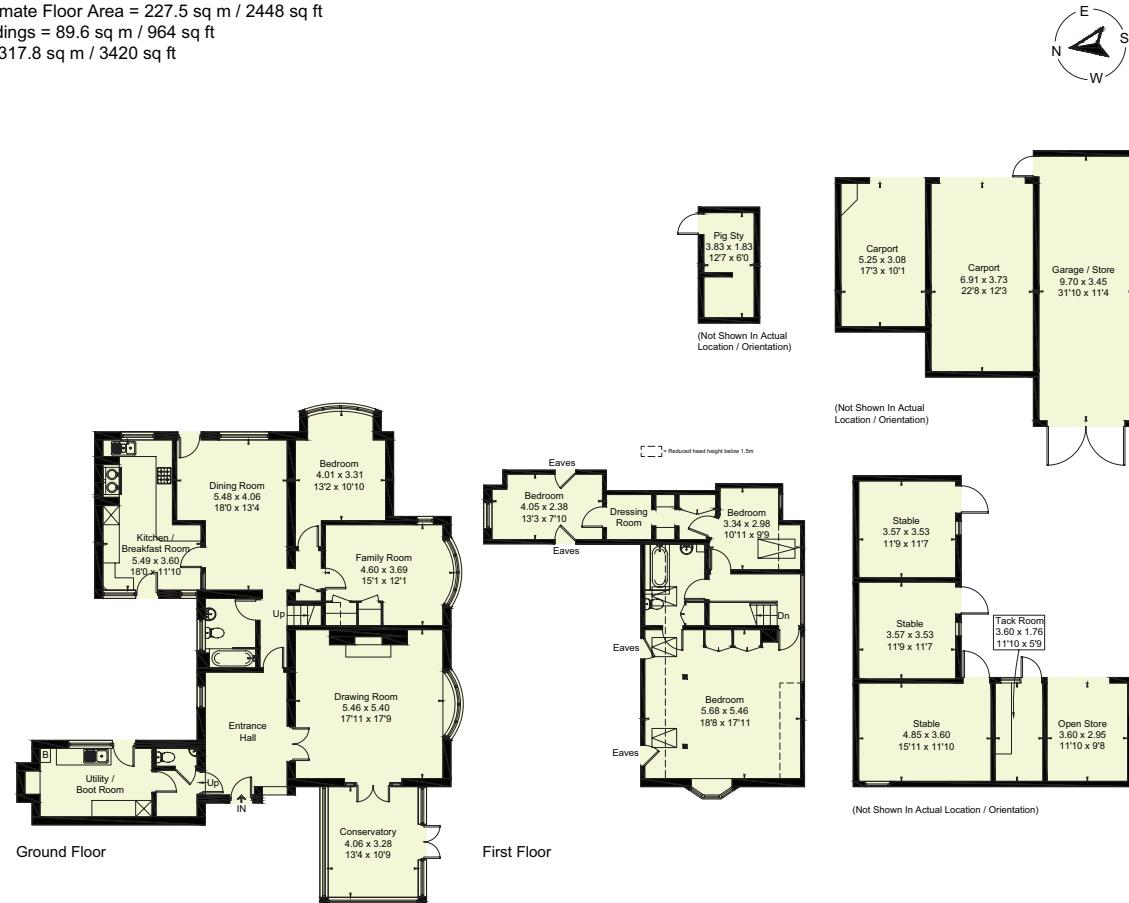
Approached via a sweeping drive leading to an extensive parking area, detached garaging and storage facilities. A separate post and rail 'track' leads to a stable block comprising an area of hardstanding, 3 loose boxes, tack room and feed store. The gardens are a particularly delightful feature of the property offering formal undulating lawns with mature borders around the cottage and separated enclosed paddocks sharply rising to the south of the cottage. In all the gardens and grounds extend to approximately 5.46 Acres (2.21 ha).

Additional Land Available – "Lake Field" - approximately 2.96 Acres (1.197 ha) in total and situated directly across the road from Fern Cottage is also available under separate negotiation via the sole selling agents.

LOCATION

Occupying a lovely rural setting within the delightful and sought after hamlet of Borden Wood Village which is located within the South Downs National Park. The surrounding Milland Valley is renowned for its outstanding natural beauty offering many acres of open walking and riding country. The nearby village of Milland offers a village store, public house, village school and garage. The larger towns of Liphook and Petersfield are also within easy reach offering a more comprehensive range of shopping and recreational facilities with mainline train stations serving both London and the south coast. The Petersfield area has an excellent range of schools including Bedales, Churche's College, Ditcham Park and in the state sector TPS, while Bohunt, Churche's Junior and Highfield are in Liphook. The A3 provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast.

Approximate Floor Area = 227.5 sq m / 2448 sq ft
 Outbuildings = 89.6 sq m / 964 sq ft
 Total = 317.8 sq m / 3420 sq ft



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

EPC

F25

Postcode

GU30 7JZ

Directions

From Petersfield, take the B2070 towards Liphook for approximately 2.5 miles. Turn right and follow Rogate Road for 1.1 miles until the end of the road. Turn left into Borden Lane and continue for approximately 0.2 miles and the property is on the right hand side.

Broadband availability

Ultrafast available according to Ofcom.

Mobile/Internet

Coverage

Good outdoor according to Ofcom.

Tenure

Freehold with vacant possession

Construction

Stone and brick construction beneath a tiled roof

Local Authority

Chichester District Council

www.chichester.gov.uk

01243 785166

Council Tax Band: G

What3Words

//revised.footpath.outdoors (vehicular entrance)

//strapping.nagging.milder (position of house)

Viewings

By appointment with BCM Wilson Hill only

NB Brochure and photographs dated January 2026

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Petersfield

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