



## Elmtree Cottage Fisher Street, Northchapel - GU28 9EL

Guide Price £900,000 - Freehold - Grade II Listed



## **An immaculately presented five bedroom, two bathroom, detached Grade II listed character home situated between Haslemere and Petworth in the stunning South Downs National Park.**

- Exceptional Grade II Detached Character Home
- Believed Originally To Have Been A Pair Of Cottages
- Immaculately Presented Blend Of Character And Convenience
- Five Bedrooms / Two Bathrooms / Cloakroom And Utility
- Sitting Room / Dining Room / Family Room / Study
- Flexible Living Space Could Suit Multi- Generational Living
- Approx Acre Plot With Stunning Formal Garden, Working Garden and Woodland
- Surrounded By Countryside With Gated Direct Access To Footpaths From The End Of The Garden
- Detached Barn Style Open Garage / Adjoining Office / Generous Gravel Driveway
- Located In The South Downs National Park

An immaculately presented five-bedroom, two-bathroom, detached Grade II listed character home situated between Haslemere and Petworth in the stunning South Downs National Park.

The property has been the subject of much improvement by the current owners and blends character features, such as exposed wall and ceiling timbers and leaded light windows and fireplaces, with the modern appeal of refitted kitchen and bathrooms. The cottage offers expansive and flexible family accommodation and was historically believed to have previously been a pair of cottages, hence the layout could easily lend itself to multi-generational living.

The large, well appointed, kitchen runs along the back of the cottage with doors and windows onto the garden. At one end of the kitchen is a useful utility room and downstairs cloakroom. To the front of the property are the reception rooms, comprising of a sitting room with inglenook fireplace, dining room with open fire, a study/snug and a family room. Off the family room is a fifth bedroom and a bathroom featuring both a bath and separate shower.

The first floor (served by two separate staircases) comprises of four good size bedrooms, a bathroom, and a large walk-in wardrobe to the principal bedroom.

Elmtree Cottage sits in a plot of approximately one acre with open farmland to the side and rear. A gravel driveway provides ample parking for several vehicles and features an open oak barn style garage with power and light with an adjoining home office. The glorious gardens are a standout feature of the property, arranged across three distinct areas, with the formal garden adjoining the house where there is an expansive terrace providing the ideal spot for relaxation, and a generous level lawn flanked by well stocked flower and shrub borders. From the lawn the working part of the garden, follows with greenhouse, raised vegetable beds, fruit cages, composting beds, space for a chicken run as well as ample shed space. At the end of the garden is a magical wooded area where a path weaves between mature trees and seasonal daffodils, bluebells, and wildflowers, leading to a gate opening onto farmland. From here you can connect with a network of footpaths providing miles of walking in the beautiful surrounding countryside.

### **Services:**

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

LPG Gas, Electric, Mains Water, Private Drainage with treatment plant (As advised by our clients)

Chichester District Council Tax 2026/27 Band: F (£3549.21)

EPC RATING: N/A - (Grade II Listed)

### **Directions:**

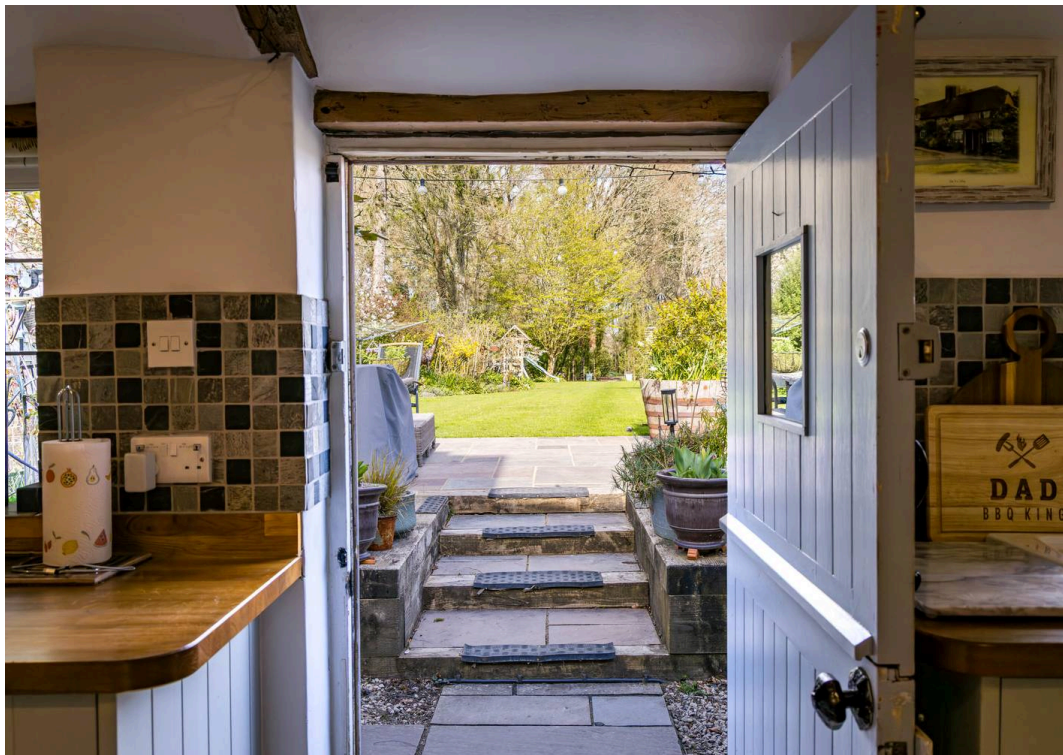
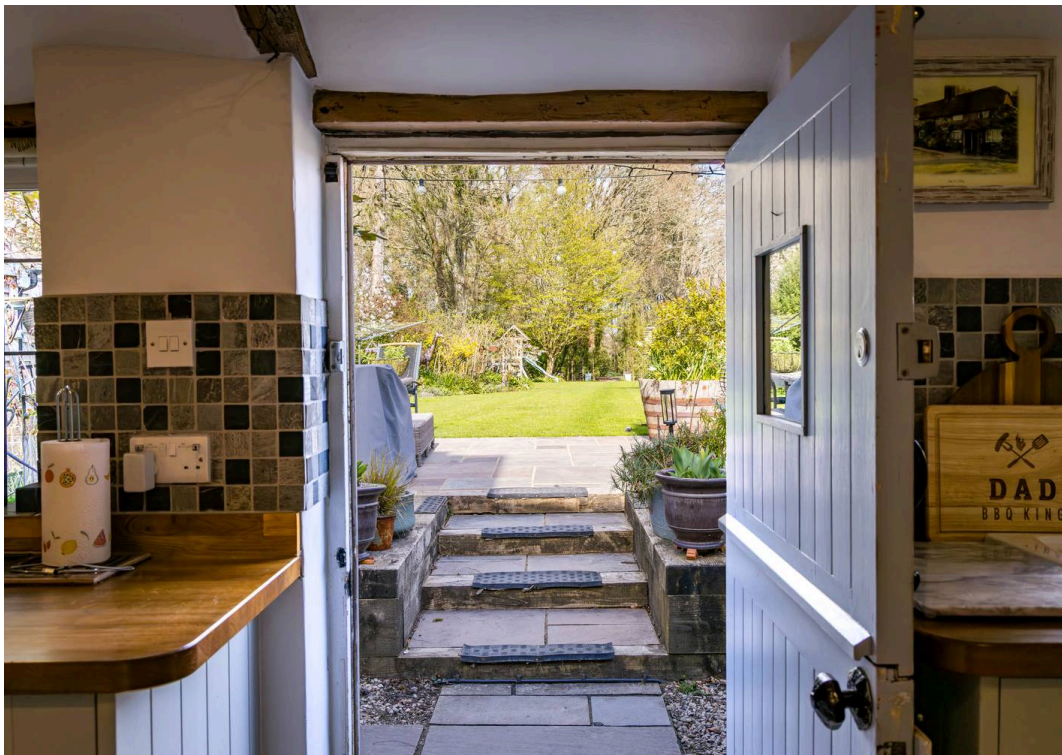
SATNAV: GU28 9EL

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### **Location:**

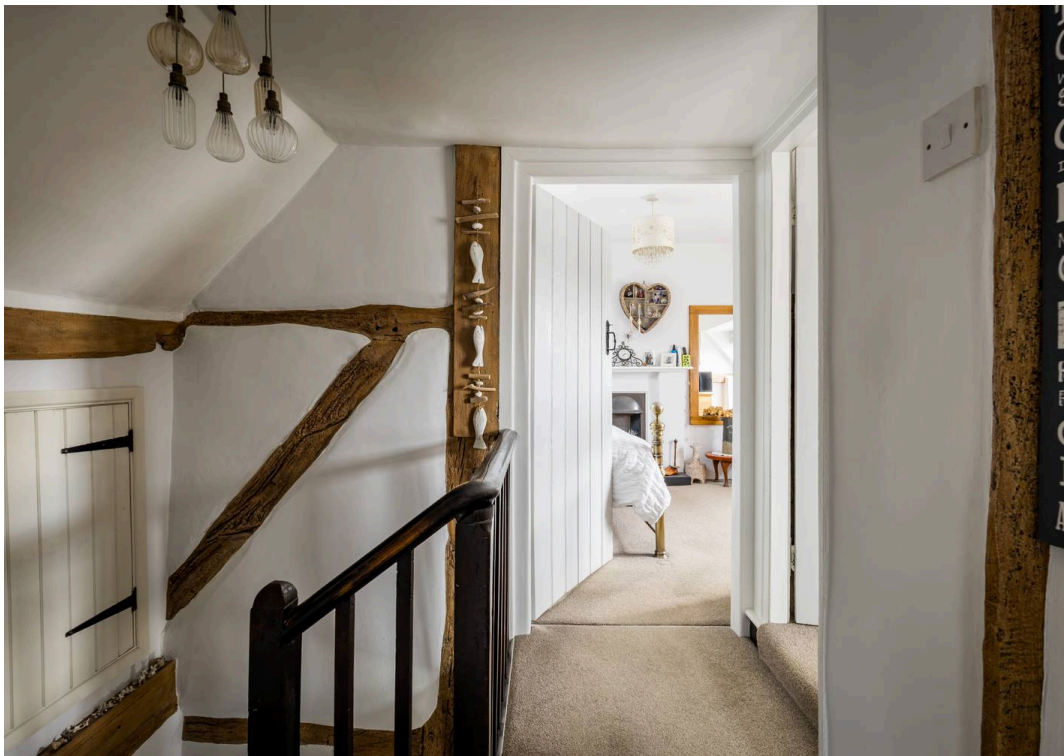
The property is located in the charming hamlet of Fisher Street, close to the sought after village of Northchapel. The village of Northchapel boasts a village store/post-office, primary school, church and public house. There is also a village green with a recreation ground. The surrounding countryside is ideal for walking and riding enthusiasts. Haslemere town centre is approximately 5 miles away and provides a wide and varied range of shopping and recreational facilities, bars, restaurants and coffee houses. For the commuter, Haslemere mainline railway station offers a fast and frequent service to London Waterloo in around 49 minutes.

*Instagram: Follow us @haslemerepropertyclub*

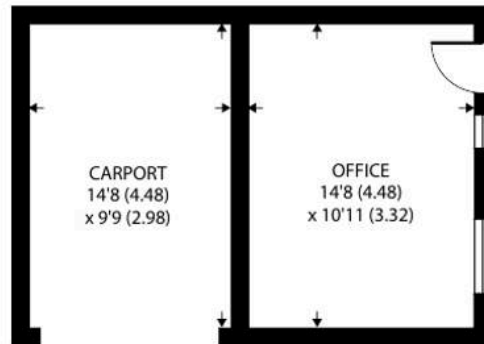
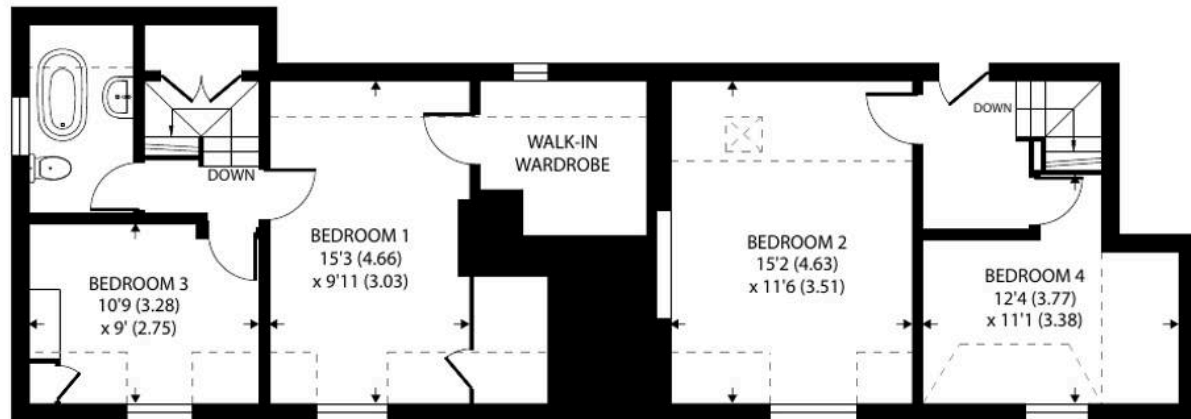








Denotes restricted head height



## Fisher Street, Northchapel, Petworth, GU28

Approximate Area = 1966 sq ft / 182.6 sq m

Limited Use Area(s) = 201 sq ft / 18.6 sq m

Outbuilding = 160 sq ft / 14.8 sq m (excludes carport)

Total = 2327 sq ft / 216 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1273642





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any