



Easebourne Street, Upper Easebourne
Midhurst, West Sussex, GU29



Beyond your expectations

An attractive five bedroom detached family home

Hamptons International

20 High Street, Haslemere, Surrey, GU27 2HJ

Sales. 01428 642307

haslemere@hamptons-int.com

www.hamptons.co.uk

Five Bedrooms | En Suite and Family Bathrooms | Two Cloakrooms | Entrance Hall | Sitting Room | Dining Room | Conservatory | Kitchen | Utility Room | Garage | Workshop | Store Rooms and Shed | Garden

Guide Price £1,000,000 Freehold

Description

An attractive detached family home believed to date back to the late 1800's constructed of local stone with brick quoins under a pitched clay tiled roof. This truly delightful family home offers flexible yet versatile accommodation arranged over two floors. Approached via a paved pathway to the front door giving access to a central hallway. The ground floor accommodation comprises a family room with a log burning stove, leading into the kitchen which is fitted with a range of units under an expanse of worktops with a quarry tile floor. For more formal entertaining there is a separate dining room with exposed timber, a delightful inglenook fireplace and bay window overlooking the gardens. The large drawing room with open fireplace enjoys fine views over the neighbouring paddock, through the conservatory and garden beyond. The first floor is of equal merit providing five bedrooms and two bathrooms. The main bedroom enjoys a fine outlook over the adjoining countryside.

Outside

The garden which is predominately to the front of the property is mainly laid to lawn, enclosed with fencing. There is a large paved patio adjacent to the property providing a secluded area for outside entertainment. A driveway at the front leads to a detached garage with two electric doors and storage above, log store and garden store/ workshop.

Location

Situated in the pretty village of Easebourne, a much sought after area to the east of Midhurst, convenient for Cowdray Golf Club, the Cowdray Farm Shop, Cafe and the polo grounds. There is a great community spirit within the village and the thriving White Horse public house is within close proximity of the house. The old market town of Midhurst is approximately 1 mile away which is the centre of the South Downs National Park and has a good selection of shops, restaurants and the Grange Leisure Centre as well as two traditional hotels and a supermarket. Guildford in Surrey and the Cathedral city of Chichester, both with renowned Theatres, are within easy reach and have more extensive shopping and leisure facilities. The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports, whilst the mainline station at Haslemere provides a fast service to London Waterloo.

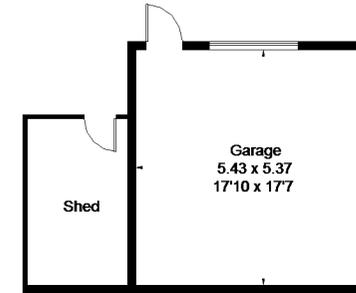
The surrounding area has great deal to offer with Polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Goodwood, Pulborough and Liphook, motor racing at the Goodwood circuit and sailing out of Chichester Harbour and other centres along the South Coast. There are numerous footpaths and a bridleways in the area for walking and riding.



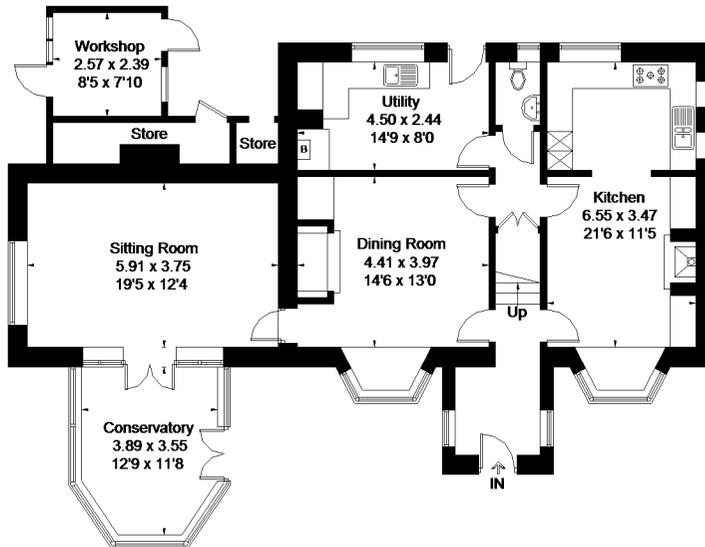
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	41
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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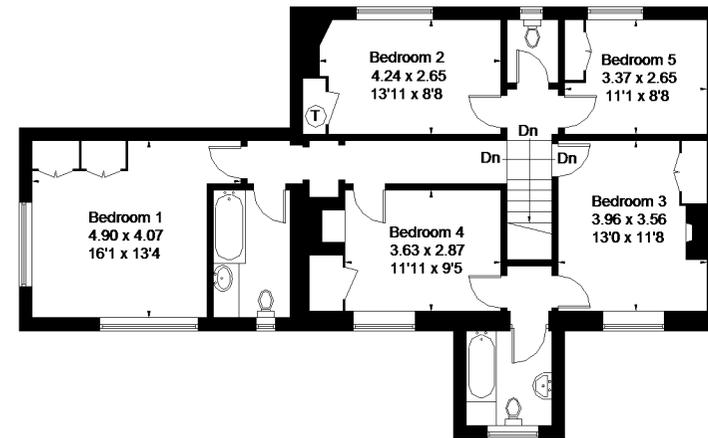
Approximate Gross Internal Area = 199.8 sq m / 2151 sq ft
Garage = 29.1 sq m / 313 sq ft (Excluding Shed)
Workshop / Store = 11.5 sq m / 124 sq ft
Total = 240.4 sq m / 2588 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 191713

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

