



CRESCENT LODGE

*Barrington
& Company*

CRESCENT LODGE, EASEBOURNE LANE, EASEBOURNE, MIDHURST, GU29 9AZ.

A detached Edwardian family house with spacious accommodation, distant rural views, west facing garden and detached ancillary accommodation / home office.

Hall, Cloakroom, Sitting room, Family room, Dining room, kitchen/breakfast room, Utility room, Master suite of Bedroom, Dressing room and Shower room, 3 further bedrooms, Bathroom, Gas fired central heating, Detached ancillary accommodation/home office, Gardens and outbuildings.

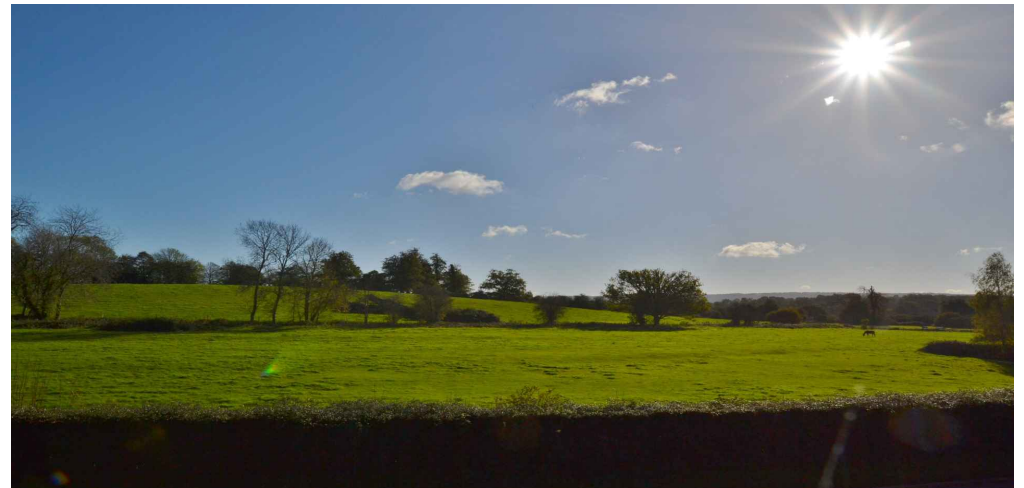
DIRECTIONS:

On entering Easebourne on the A272 travelling west from Petworth, the property will be found on the right just past Vanzell Road on the right and before the petrol station on the left. There is unrestricted parking outside the property.

SITUATION:

The property is well located in the village of Easebourne, within the South Downs National Park and north east of Midhurst. Local shops within walking distance include a village shop/post office, Cowdray Farm shop and cafe, Petrol station with Marks and Spencer food store, and a Cook shop. The health centre and pharmacy are also close by as is Easebourne Primary School, Midhurst Rother College and Conifers independent prep school. The well known Cowdray golf club is nearby as are the Cowdray Polo Club grounds.

The town of Midhurst provides excellent shops and services including supermarkets, a community centre and a variety of pubs, hotels, restaurants and wine bars. The surrounding larger towns of Chichester, Haslemere and Petersfield all have mainline stations with services to London.





DESCRIPTION:

Dating from the early 1900's, this attractive detached house would now benefit from some internal updating but offers flexible and spacious family accommodation, rural views, a secluded rear garden and detached ancillary accommodation/home office. This building could perhaps be adapted to incorporate a garage if required, subject to usual consents. The front door opens to a hallway with understairs cupboard, a family room with open fireplace and opening to a sitting room. The fitted kitchen has an adjacent utility room, cloakroom and adjoining dining room with bay window. On the first floor, the master bedroom has an ensuite shower room and dressing room with Juliet balcony overlooking the garden. There are three further double bedrooms and a family bathroom.

OUTSIDE:

To the front of the house is a small garden area enclosed by mature hedges. A path leads to the west facing rear garden which is laid mainly to lawn with a paved terrace and two brick outbuildings. A path leads to the detached ancillary accommodation/home office which also has a door to a rear access.

SERVICES: Mains water, gas, electricity and drainage, gas fired central heating.

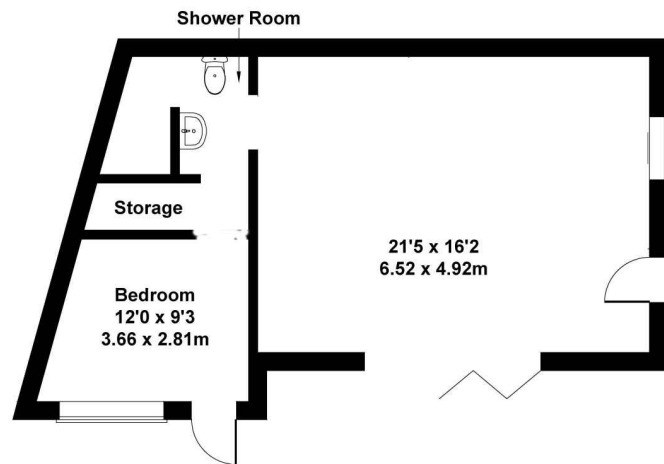
EPC. Band D (65)

COUNCIL TAX, BAND F.

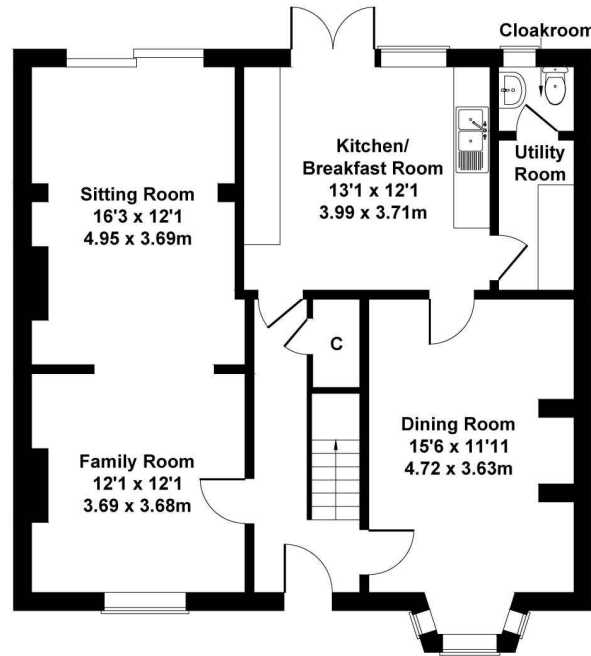


Crescent Lodge

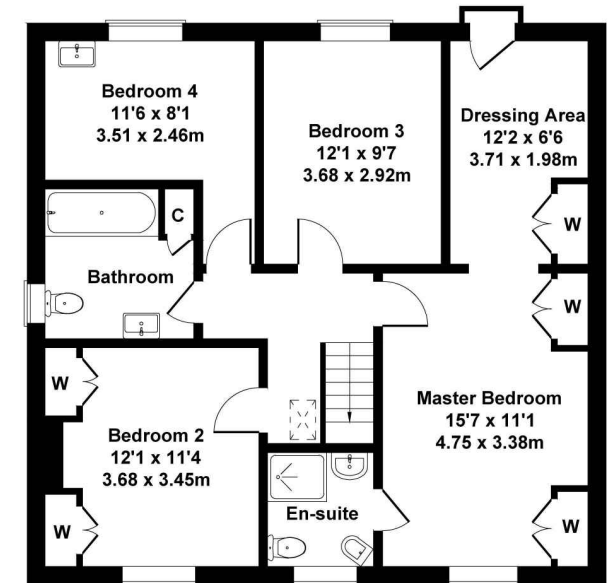
Approximate Gross Internal Area
2250 sq ft - 209 sq m



ANNEXE



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

**Barrington
& Company**

**MARKET SQUARE HOUSE,
PETWORTH, WEST SUSSEX,
GU28 0AH.**

T: +44(0)1798 342242
E: petworth@barringtonandco.com
W: www.barringtonandco.com

IMPORTANT NOTICE: Barrington & Company, their clients and any joint agents give notice that; 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Barrington & Company have not tested any services, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise.