





## 3 Winters Cottages, Bepton Road, Midhurst, GU29 9HD

A charming two bedroom cottage benefitting from character features, private garden and a loft conversion.



- ▶ **New Kitchen and Bathroom**
- ▶ **Character Features**
- ▶ **Available Parking Nearby**
- ▶ **Loft Conversion**
- ▶ **Victorian Terrace**
- ▶ **Fantastic Local Schools**
- ▶ **Wood Burning Stove**
- ▶ **Versatile Accommodation**
- ▶ **Double Glazing**
- ▶ **Two Reception Rooms**

Located within a short walk to town and excellent local schools, this beautiful cottage offers character features and flexible accommodation split over three floors.

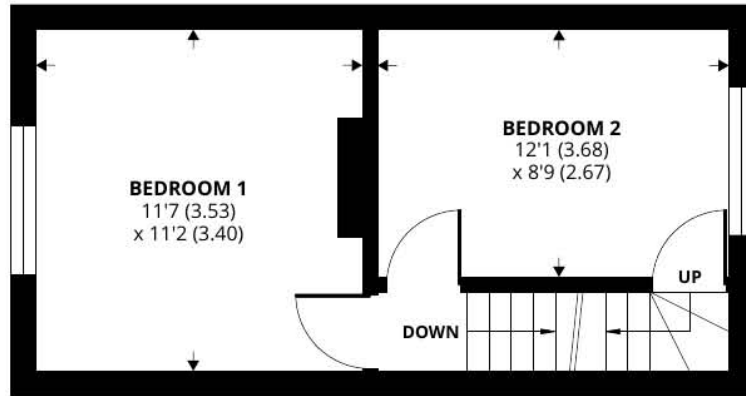
The ground floor has two reception rooms - a sitting room with wood burning stove and a dining room with space for a table and chairs as well a feature fireplace with brick surround. The kitchen overlooks part of the garden and benefits from base and eye level units providing storage as well as space for appliances. This has recently been updated to provide a modern finish with integrated appliances. Further on is a large cupboard with a door outside opposite and then a bathroom which has been renovated by the current owner and features a large walk in shower, wash basin and WC.

Upstairs, the first floor has two bedrooms, a good sized double to the front and a second which has stairs leading to the loft conversion. This would make a great study / home office space / occasional bedroom and has been fitted with a WC and basin for ease.

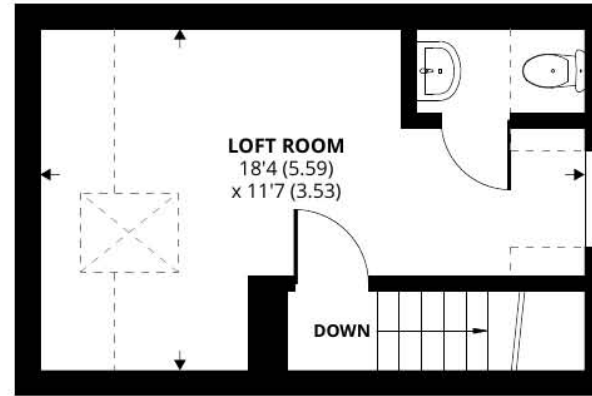
To the rear of the property is the garden which is laid mostly to lawn and has a summerhouse in need of refurbishment at the end.

A viewing is recommended to appreciate the character, charm and convenience this delightful home has to offer.





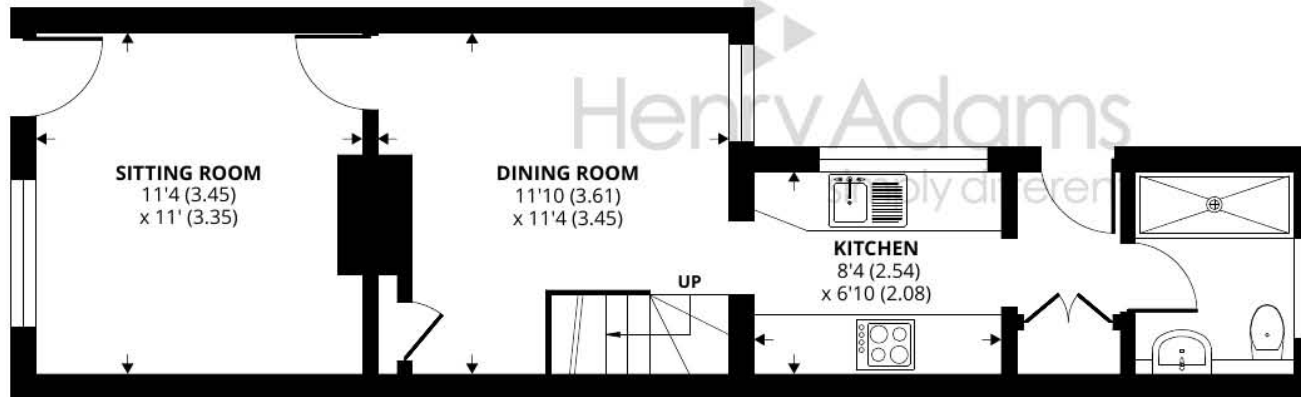
**FIRST FLOOR**



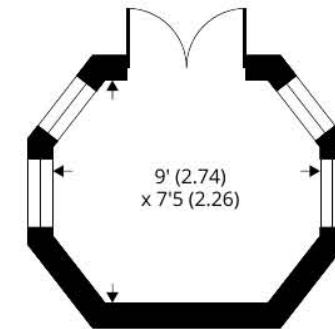
**SECOND FLOOR**



Denotes restricted head height



**GROUND FLOOR**



**OUTBUILDING**

Approximate Area = 835 sq ft / 77.5 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Outbuilding = 60 sq ft / 5.5 sq m

Total = 937 sq ft / 86.9 sq m

For identification only - Not to scale



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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Location and Amenities

The thriving town of Midhurst resides on the Surrey and Sussex border. Full of listed buildings, attractive shops and narrow lanes, it's also blessed with charming hotels and restaurants. There are also primary schools, an Academy College, leisure complex, medical centre, a library, Sainsburys and the Cowdray Park golf course. The town has previously been declared as one of the best places to live in the South East by a Sunday Times survey which was based on a number of criteria including lifestyle, crime rate, schooling and house prices.

Discover more extensive havens of choice in nearby Haslemere and Chichester, while neighbouring Petworth has a variety of shops and National Trust parkland. There are plenty of leisure pursuits from walking, cycling and horse riding in the National Park, to shooting and fishing in the historic Cowdray Park. Sailors and theatre-goers will love Chichester and for racing enthusiasts, glorious Goodwood is within a short drive too.

For more information on the town log on to the [visitmidhurst.com](http://visitmidhurst.com) website.

