









Cedars, Chichester Road, Midhurst, West Sussex, GU29 9QE

An exceptional four bedroom detached chalet bungalow finished to a high standard within moments of Midhurst

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- ▶ No Onward Chain
- ▶ Individually Designed and Built in 2007
- ▶ Underfloor Heating Throughout
- ▶ Private Courtyard and Garden
- ▶ Four Double Bedrooms / Three Bathrooms
- ▶ Secure Gated Driveway
- ▶ Panoramic Bifold Doors
- ▶ Separate Utility and Boot Room
- ▶ High Specification Finish
- ▶ Planning Permission for a Double Garage

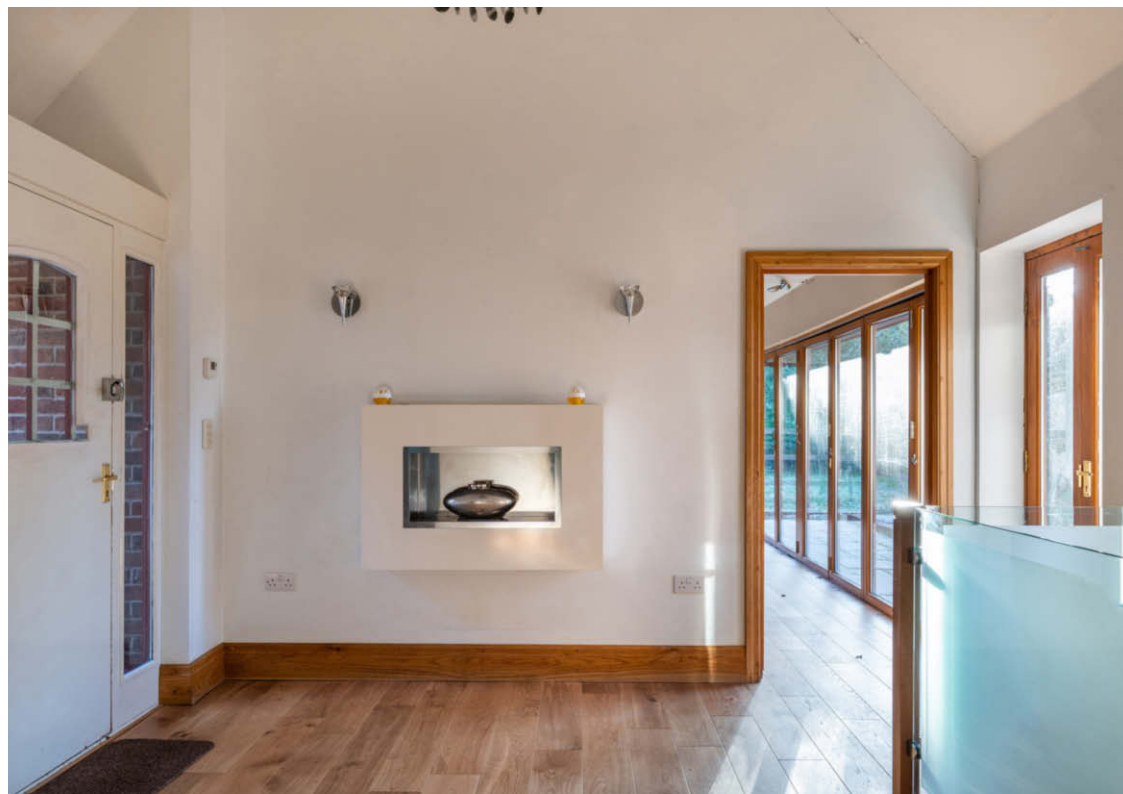
This exceptional 4 bedroom chalet bungalow, available with no onward chain, offers a truly unique and desirable living experience. Built in 2007 with meticulous attention to detail by Vasahas, this individually designed property by Bayley & Willmer architects boasts a high specification finish throughout. With the ability for ground floor living and planning permission for a double garage, this is a home that offers both comfort and convenience. Standout features of the property also include underfloor heating throughout, a mood lighting system and both CAT5 and CAT8 cabling ensuring this property meets modern expectations.

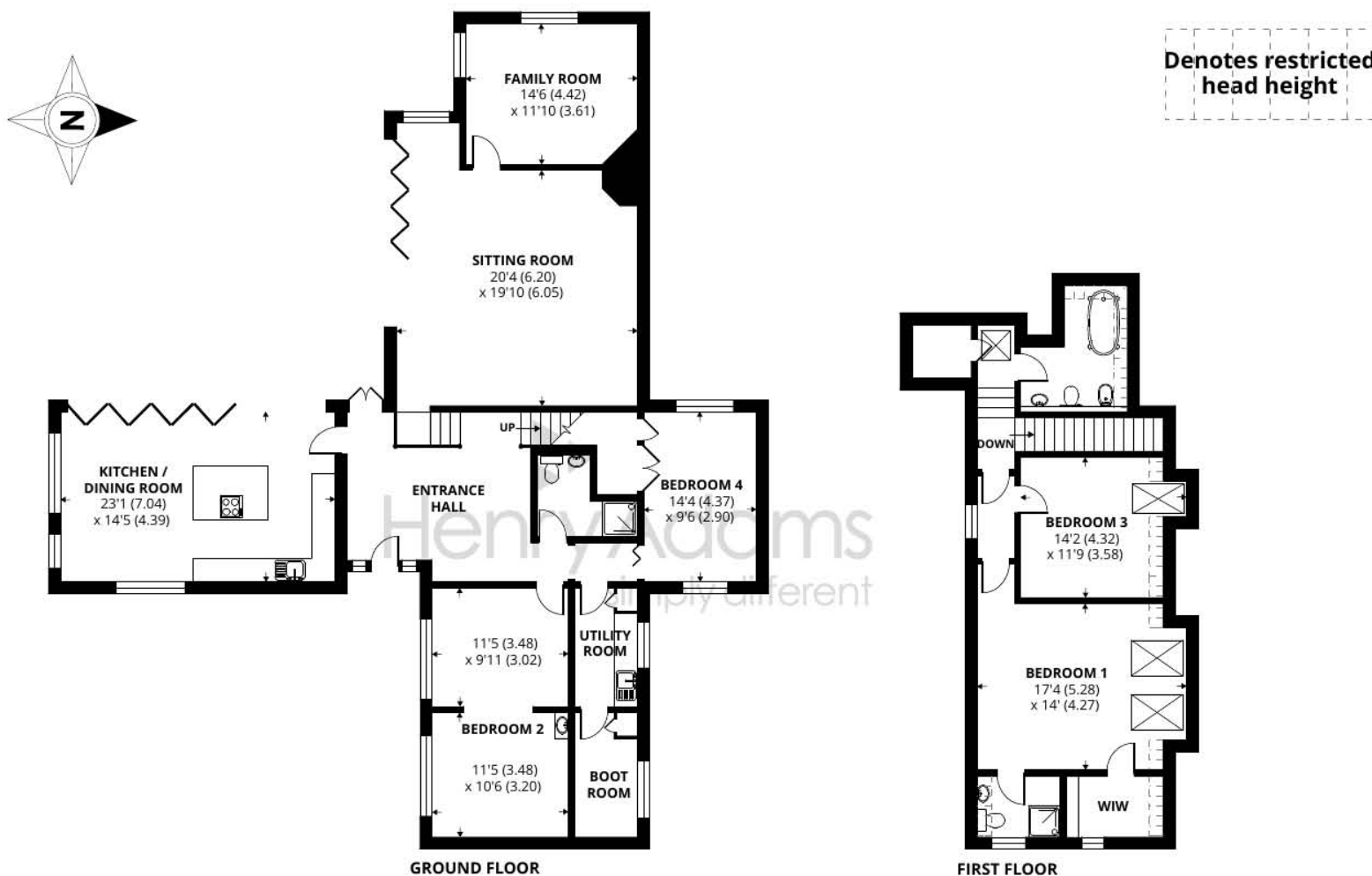
The moment you step inside, you are greeted by a stunning vaulted entrance hall, leading to a spacious and light-filled sitting room with panoramic bifold doors. The focal point of the room is the Piazzetto 'ADRIA' Italian corner fireplace with an Italian marble hearth, creating an inviting and cosy atmosphere. The kitchen / dining room is a true delight for any culinary enthusiast, featuring composite granite kitchen worktops, a range of appliances and full width bifold doors which flood the ground floor with natural light and provide a seamless transition to the central courtyard. The property also benefits from a separate utility and boot room, providing ample storage space.











## Chichester Road, Midhurst, GU29

Approximate Area = 2479 sq ft / 230.3 sq m

Limited Use Area(s) = 47 sq ft / 4.4 sq m

Total = 2526 sq ft / 234.7 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.



Four generously sized double bedrooms offer comfortable and versatile living arrangements, with the principle suite boasting its own ensuite shower room. There are two further stylish bathrooms throughout the property which are finished to a high standard, completing the luxurious feel of this home.

Outside, the property continues to impress with its beautifully landscaped gardens. The private courtyard and extensive wraparound garden provide the perfect space for outdoor entertaining and relaxation. The paved patio area is the ideal spot for al fresco dining. The fully enclosed rear garden is a haven for nature lovers, flanked with mature trees, shrubs, and raised flower beds creating a tranquil and peaceful atmosphere. A gated driveway ensures privacy and security, while outdoor lighting and power sockets allow for enjoyment of the space long into the evening.

Located within walking distance to the charming town of Midhurst, this property offers the perfect combination of semi-rural living with the convenience of local amenities and nearby footpaths.

### 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.





