









## Snowberry House, 19 Brackenwood, Midhurst, GU29 0FB

A spacious 5 bedroom detached house offering contemporary living and period elegance set within 165 acres of surrounding woodland.

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- ▶ Double Garage with Studio
- ▶ Landscaped Gardens
- ▶ Energy Efficient Home
- ▶ South Facing Balcony & Garden
- ▶ Three Luxury Bathrooms
- ▶ On-Site Facilities
- ▶ 165 Acres of Estate Grounds
- ▶ High Specification
- ▶ Five Double Bedrooms
- ▶ Set within The South Downs National Park

A fantastic opportunity to purchase a superb property in the South Downs National Park, with beautiful countryside on the doorstep and excellent local amenities. Built by award winning developer Cala Homes in 2016, this property offers luxurious, modern living over three floors.

With an abundance of elegance and style, the light and spacious entrance hall sets the theme for the rest of the house along with the fitted shutters throughout. The ground floor offers a great social hub of the house with a spectacular 30ft Kitchen/Dining/Family room that has three sets of double doors, all opening out onto the landscaped garden. Features of the kitchen include a rangemaster cooker, breakfast island and the convenience of a separate utility area. A cosy, spacious sitting room and study (which could also be used as a formal dining room) complete the ground floor. The first floor has a balcony to the rear, two double bedrooms, family bathroom and the main suite which runs the whole length of the house. This includes a dressing room and en-suite bathroom which has a shower and separate bath. The second floor has two further double bedrooms and a family shower room.

Externally the property makes the most of its position with its corner plot garden and extended patio which bathes in the sun. The double garage with electronic up and over door, also has a spacious studio above with its own entrance and plumbing provisions to add a WC.

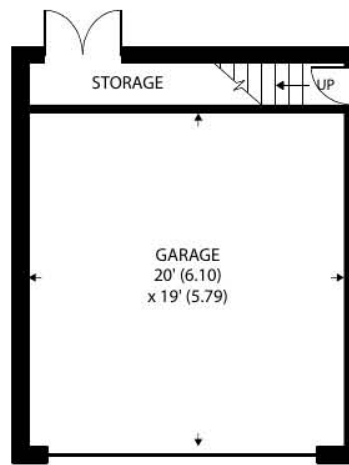










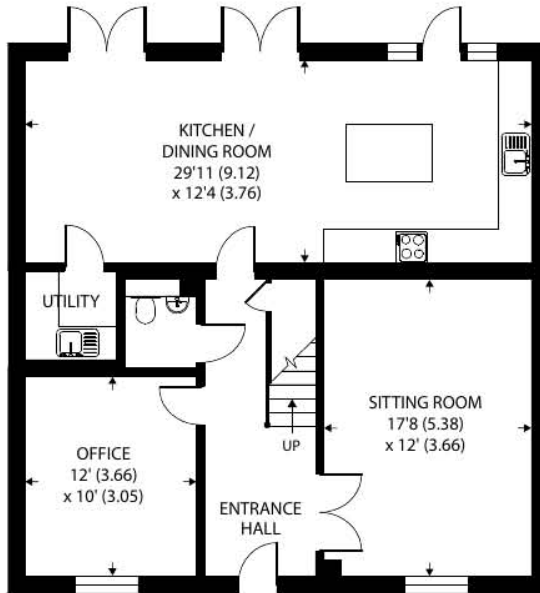


GARAGE GROUND FLOOR

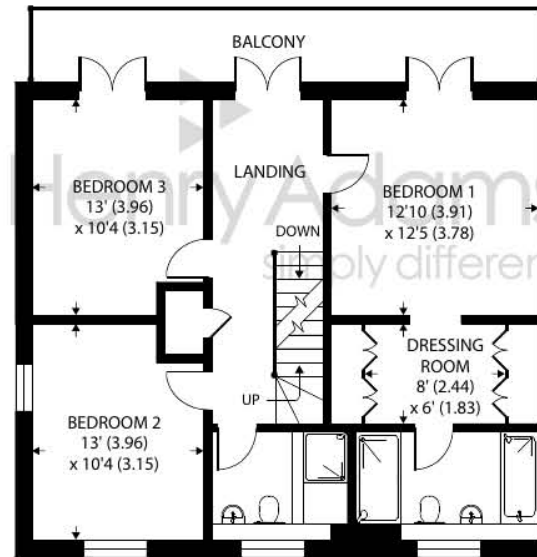


GARAGE FIRST FLOOR

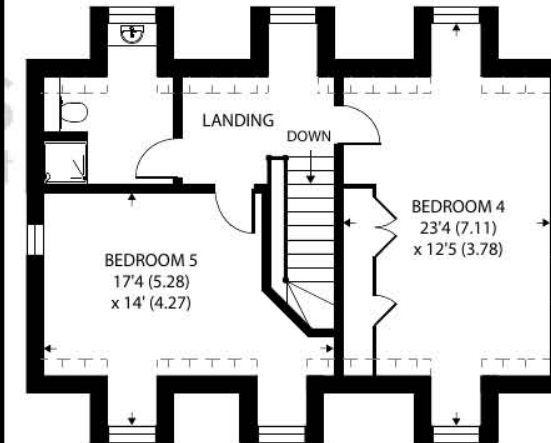
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 2995 sq ft / 278.2 sq m (includes garage / studio and excludes storage)

Limited Use Area(s) = 181 sq ft / 16.8 sq m

Total = 3176 sq ft / 295 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.



## King Edward VII Facilities

Built in 1901 and designed to be a tuberculosis hospital, the King Edward VII Sanatorium was officially opened by His Majesty King Edward VII on 6th June 1906, and heralded as one of the three finest hospital buildings of its time. Since then, through expert restoration, the vision has been to create a new and vibrant destination in the centre of a glorious location.

Together with 165 acres of parkland with measured walks, residents will get the added benefit of the onsite facilities such as indoor swimming pool, gym and tennis court. Annual Service Charge: £2,351pa

## Location

An area of outstanding beauty and variety. Suitable for a wide variety of potential buyers including the London commuter, families, downsizers and those looking for a second home with fantastic access to the countryside and coast.

Situated three miles away, 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. 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 golf, 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.

