





Byfield, Dodsley Grove, Midhurst, West Sussex, GU29 9BE

A four bedroom detached house offering character and potential in a highly desirable area and within walking distance to Midhurst.



- ▶ **Character Features Throughout**
- ▶ **Three Reception rooms**
- ▶ **Beautiful Mature Garden**
- ▶ **Single Garage & Private Drive**
- ▶ **Two Bathrooms**
- ▶ **Four Double bedrooms**
- ▶ **Bright and Airy Throughout**
- ▶ **Desirable Location**
- ▶ **Detached Family Home**
- ▶ **Potential To Convert Large Loft (STPP)**

Nestled within the village of Easebourne, this distinguished four-bedroom detached house offers charm and elegance. Boasting character features throughout, this residence offers a blend of timeless appeal and modern convenience.

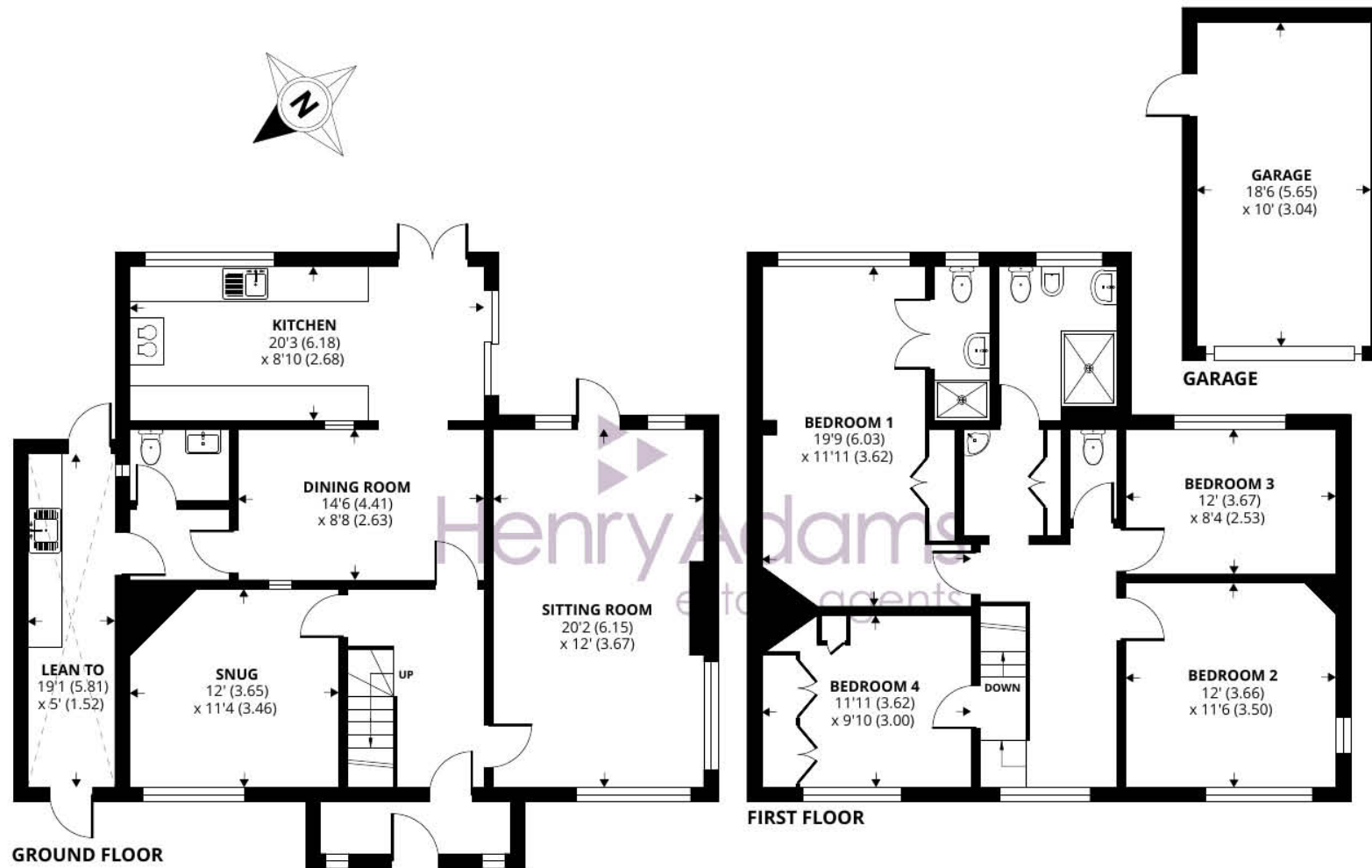
Upon entering, one is greeted by the warmth of a triple aspect sitting room adorned with an inviting open fireplace. Adjacent, a cosy snug awaits with a log burner, offering a haven of comfort during colder evenings. The heart of the home lies in the generously proportioned kitchen/dining room to the rear, complemented by a separate utility area and oil fired Aga, catering to both culinary endeavors and practical needs alike. Ascending to the first floor, a spacious landing leads to four generously sized double bedrooms, each exuding its own unique charm. A well-appointed family bathroom serves the upper level, while the main bedroom stands out with the luxury of a dressing room and ensuite shower. Externally, the property is embraced by its own private drive, leading to a single garage, offering convenience and security for vehicles or a workshop. A paved terrace provides an idyllic setting and chance to enjoy the meticulously maintained garden, adorned with lush greenery and flowering borders which provide a picturesque backdrop.

Furthermore, the property presents an exciting opportunity for expansion with potential for a loft conversion, subject to planning permission, allowing residents to tailor the space to suit their evolving needs and aspirations.









Approximate Area = 1759 sq ft / 163.4 sq m (excludes lean to)

Garage = 184 sq ft / 17 sq m

Total = 1943 sq ft / 180.4 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 website.



