



A beautifully presented, detached family home offering active planning permission, superb accommodation and a charming garden.



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- ▶ **Ground Floor Living**
- ▶ **Conservatory**
- ▶ **Kitchen / Dining Room**
- ▶ **Beautifully Presented**
- ▶ **Walking Distance to Town**
- ▶ **Large Private Garden**
- ▶ **Separate Utility**
- ▶ **Active Planning Permission**
- ▶ **Private, No Through Road**
- ▶ **2259 SQ FT**

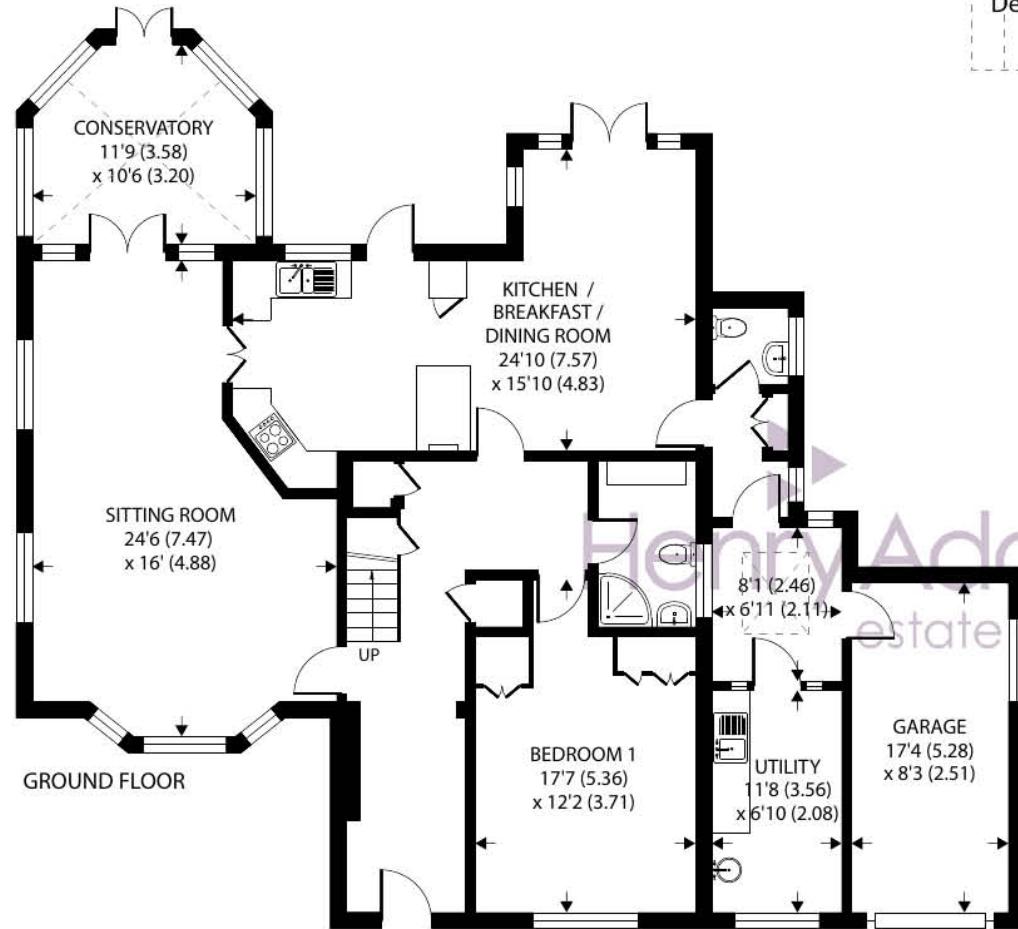
This delightful home offers superb, light and spacious accommodation, all of which is beautifully presented has the additional benefit of active planning permission to extend further.

Situated at the end of a highly desirable and sought after residential close, No 7 takes up an enviable position. The front of the property offers plenty of off road parking via a private brick paved drive which in turn leads to a single garage.

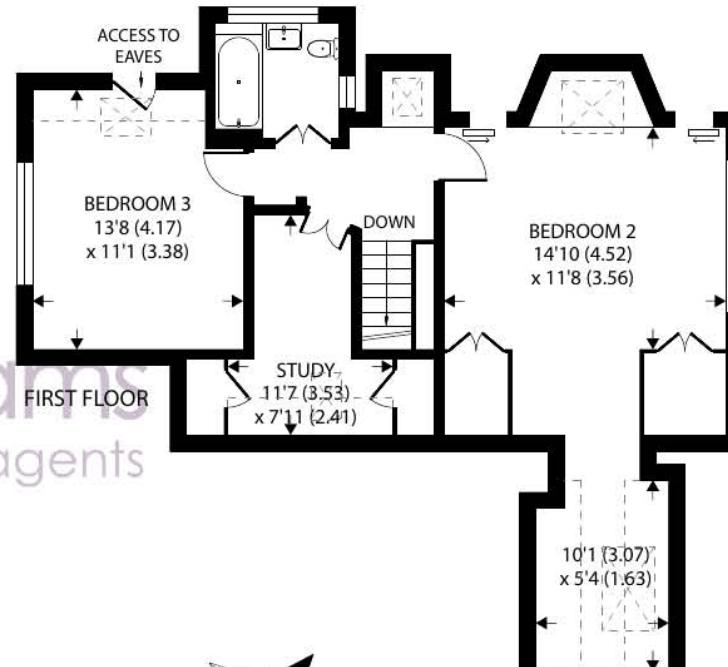
The accommodation has a lovely feel and a wonderful flow with a spacious entrance hall leading through to a bright and airy, triple aspect sitting room. A conservatory overlooks the large, peaceful and private rear garden whilst the fully fitted kitchen / dining room provides a chefs dream and perfect space to entertain family and friends with space for a large table and chairs and double doors leading out to the garden and patio. It features integrated Bosch appliances, central horse shoe island with granite worktops, an extensive range of storage units and separate utility area. A generous double bedroom with built wardrobes and adjacent shower room complete the ground floor. Upstairs are a further two bedrooms, both good sized doubles, a family bathroom and study / fourth single bedroom.

The rear west facing garden bathes in the sun and provides a tranquil setting and the perfect footprint for any green fingered enthusiast. It is mostly laid to lawn with a variety of mature beds and specimen trees throughout. There is also a rear gate with provides access to Midhurst common and countryside walks.





Denotes restricted
head height



Approximate Area = 2023 sq ft / 187.9 sq m

Garage = 143 sq ft / 13.3 sq m

Limited Use Area(s) = 93 sq ft / 8.6 sq m

Total = 2259 sq ft / 209.8 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.

