

Beeches

Hollist Lane, Easebourne, Midhurst, West Sussex



Jackson-Stops
& Staff



People **Property** Places



The Location

Beeches is situated off Hollist Lane in Easebourne, a much sought after area, just to the North of Midhurst, in the centre of the South Downs National Park. The area is surrounded by beautiful unspoilt countryside with miles of footpaths and bridleways for walking and riding. Easebourne has a primary school, church, pub, shop and the award winning Cowdray Farm Shop and Café. The town of Midhurst is within easy walking distance and has a good range of shops, restaurants and leisure facilities.

Haslemere is 7.5 miles to the north where the mainline station gives fast access to London Waterloo, whilst Guildford in Surrey and the Cathedral city of Chichester, both with renowned theatres, are within easy reach and have more extensive shopping and leisure facilities. The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports.

The area has much to offer with Polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Goodwood, Pulborough and Liphook, motor racing at the Goodwood circuit and sailing out of Chichester Harbour and other centres along the South Coast.

By Road

- London 54 miles
- Midhurst 0.75 miles
- Haslemere 7.5 miles
- Chichester 13 miles

By Rail

- Haslemere to London (Waterloo) from 49 minutes

A 1950's family house in a popular lane in Easebourne with a delightful garden

Features

- Hall
- Kitchen/breakfast room
- Dining room
- Sitting room
- Snug
- Garden room/bedroom 4 with shower room en suite
- Utility room
- Master bedroom with dressing area
- 2 further bedrooms
- Family bathroom
- Shower room
- Pretty landscaped gardens
- Single garage
- Large workshop
- Summerhouse
- In all about 0.32 acres (0.13 hectares)





The first floor landing has an airing cupboard and two linen cupboards. The master bedroom overlooks the garden and has a dressing area with fitted wardrobe cupboards. Two further bedrooms have the use of a bathroom and a separate shower room with WC and basin. There is a spacious, boarded attic, with excellent roof access running the length of the house.

The Garden

The property is approached over a tarmac drive to the front door and the garage. There is a small area of lawn and trees which screen the property from the lane. To the south of the house is a stone terrace which runs along the width of the house and leads to lawns underplanted with wild flowers and interspersed with mature shrubs and flower borders. A large workshop lies adjacent to the garage and to one side of the garden is a timber summer house.

Property Information

Post Code: GU29 9AD

Services: We have been advised by our clients that the property has mains gas central heating and gas AGA. Mains electricity, water and drainage. None of the services have been tested.

Fixtures, Fittings & Garden Statuary: Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation with the vendors.

Local Authority: Chichester District Council.

Tax Band: F.

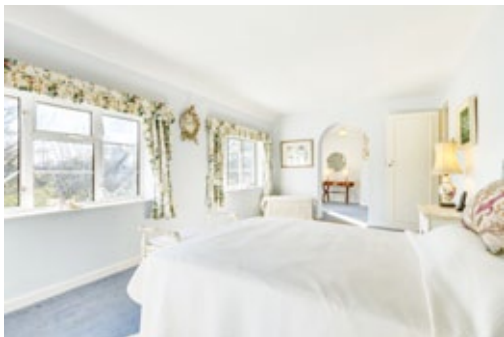
Photographs: Taken March 2016

Viewing: All viewings are strictly by appointment with Jackson-Stops & Staff, Midhurst 01730 812357. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



The Property

Beeches dates from the 1950's and is built of brick under a clay tiled roof. It is a very light and bright house, the reception rooms face south and overlook the attractive gardens. The property would benefit from upgrading, but is perfectly functional. The kitchen is dual-aspect and is fully-fitted with a range of matching cupboards, including a breakfast bar. The mains gas two-oven Aga is set into a tiled recess. There is an attractive seating area which provides plenty of scope for the purchaser. The utility room has fitted cupboards, a sink and space for a washing machine and a door to the outside. The dual-aspect sitting room has an open fireplace and leads from a south-facing room (currently the dining room). The attractive garden room has French doors which open to the terrace and has an adjoining shower room – providing a ground floor bedroom suite if required.



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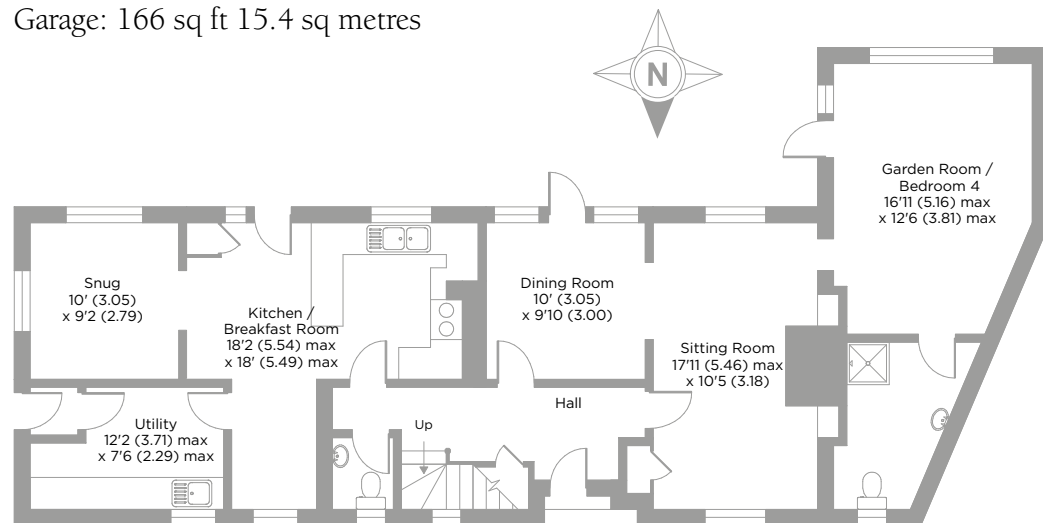
Approx. Gross Internal Area:

Main House: 2076 sq ft 192.8 sq metres

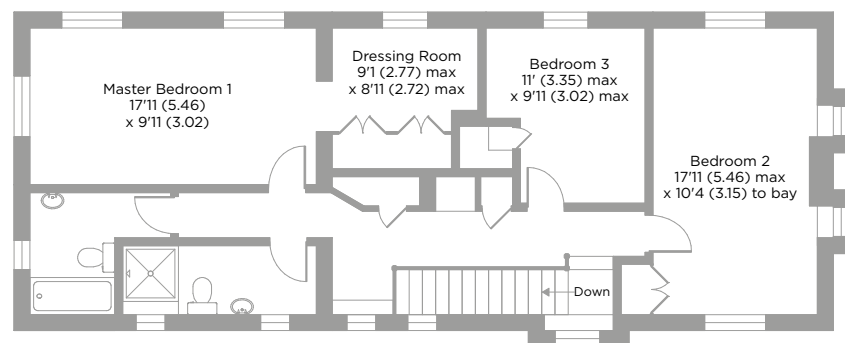
Workshop: 121 sq ft 11.2 sq metres

Garage: 166 sq ft 15.4 sq metres

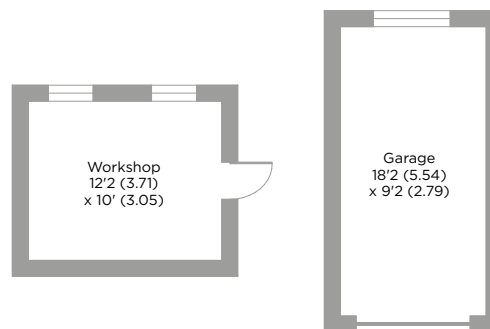
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Ground Floor



First Floor



Directions

From Midhurst town centre, take the first left at the roundabout onto the A286 towards Haslemere. At the crossroads, turn left into Hollist Lane. Continue along the lane for about ¼ mile and the entrance to Beeches will be found on the left hand side.



Important Notice Jackson-Stops & Staff, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			