

The Croft,
Midhurst, West Sussex



Strutt
& Parker

Land and property. Since 1885.

An attractive detached family home with elegant half-timbered elevations, beautifully presented interiors and delightful landscaped gardens, occupying an appealing position in highly regarded Midhurst.

The property

The Croft is a handsome 1920s detached home featuring decorative timber detailing, rendered elevations and red brickwork, offering well-appointed accommodation arranged over two floors. The property has been thoughtfully modernised, while retaining appealing character features including deep bay windows and feature fireplaces, creating a comfortable and versatile family home in an attractive setting.

The welcoming panelled reception hall leads to an impressive open-plan kitchen and dining room, with a neighbouring utility room and cloakroom. The kitchen is fitted with bespoke navy cabinetry, stylish Quartz worktops, integrated appliances, and an impressive breakfast bar peninsula, while overhead skylights bring plenty of natural light into the space. Bi-fold doors from both the kitchen and adjoining sitting room, with feature fireplace, open onto the rear terrace, creating a natural connection between the main living spaces and garden. The family room, with open aspect to the kitchen/dining room, features a large bay window and an attractive fireplace with wood burning stove. The dedicated study, ideal for home working, could also be used as a playroom.

The first floor provides generous and versatile family accommodation. The principal bedroom, with feature bay window, has a luxuriously styled en-suite shower room with marble-effect tiling and contemporary fittings. Three further well-proportioned bedrooms provide flexibility for family or guests and are served by a stylish family bathroom with a corner bath and separate walk-in shower.



Outside

The property is approached through wooden gates onto a generous driveway providing ample parking for several vehicles and leading to a 32ft tandem garage. The beautifully maintained rear gardens are a particular feature, with an expansive stone-flagged terrace providing an ideal setting for outdoor dining and entertaining. Beyond, well-kept lawns are bordered by mature trees and established planting, together with a charming formal parterre garden centred on a stone water feature. A further spacious paved terrace, enjoying a westerly aspect, and useful shed complete the gardens.

Location

The historic market town of Midhurst offers a variety of shops, cafés and amenities, while the town is also home to the Cowdray Estate, with farm shop, café, golf course, polo lawns and historic ruins. There's easy access to the Goodwood Estate with its 'glorious' horse racecourse, and the locations for the Festival of Speed and Revival motor sport events, plus the Chichester Festival Theatre. Further amenities and facilities can be found in Haslemere, with Haslemere station providing regular trains into London Waterloo.

There is a fine selection of schools in the area including Midhurst Rother College, Highfield & Brookham Schools, Amesbury, Churcher's College in Petersfield and Liphook and Seaford College near Petworth.

Agents Note: The vendors of the property are related to an employee of Strutt & Parker.

Postcode region: GU29

General

Local Authority: Chichester District Council
Services: Mains water, electricity and drainage. Oil fired central heating.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,214 sq ft (206 sq m)

3 reception rooms

4 bedrooms

2 bathrooms

Landscaped garden | Tandem garage

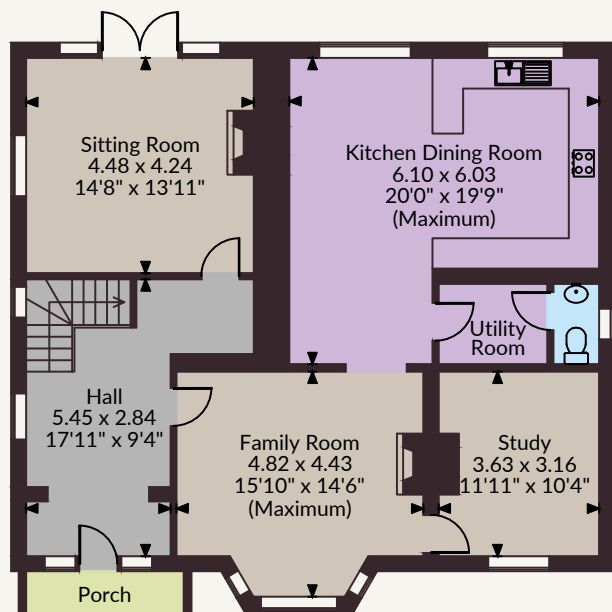
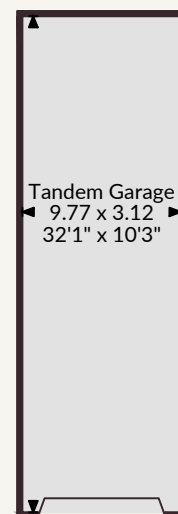
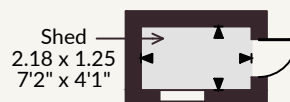
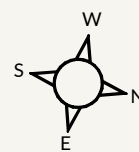
Freehold

Edge of Town

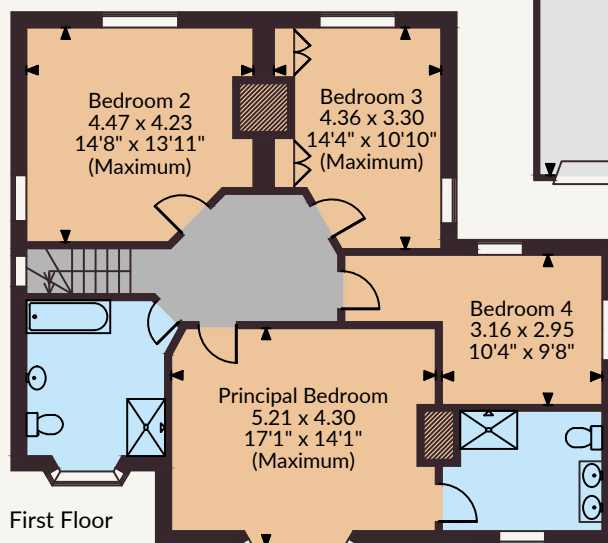
Guide price £1,150,000



The Croft, Chichester Road, Midhurst
 Main House internal area 2,214 sq ft (206 sq m)
 Tandem Garage internal area 328 sq ft (30 sq m)
 Shed internal area 29 sq ft (3 sq m)
 Total internal area 2,571 sq ft (239 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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