



16 Hurst Park

Midhurst, West Sussex

A fine detached four bedroom house with generous gardens surrounded by National Trust land

An impressive double fronted Georgian-style family home with quality fixtures and fittings and neutral décor throughout, combining to provide an ideal family and entertaining environment. It is located in an exclusive development set within a quiet private no-through road at the heart of the South Downs National Park, near to local town centre amenities.



4 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



1.32 ACRES



FREEHOLD



RURAL



3,282 SQ FT



**GUIDE PRICE
£2,250,000**

The property

Forming part of an exclusive Berkeley Homes development, 16 Hurst Park is a handsome Georgian-style family home offering almost 3,300 sq ft of light-filled flexible accommodation arranged over two floors.

Featuring quality fixtures and fittings and neutral décor throughout, combining to provide an elegant family and entertaining space, the accommodation flows from an impressive yet welcoming part double-height reception hall with wooden flooring, useful cupboard, cloakroom and galleried landing above.

The drawing room has a feature fireplace and two sets of double doors to a conservatory with vaulted glazed roof and French doors to the rear terrace. The well-proportioned study and dining room both have French doors to the front garden.

At the heart of the home is the open-plan kitchen/family room, with the kitchen having a range of bespoke, contemporary high-gloss wall and base units including a central island, modern integrated appliances and a door to the neighbouring fitted utility room. The family area has a wooden floor and space for a generous seating area.

The kitchen area opens into a second conservatory, also with a vaulted glazed roof and French doors to the rear terrace, currently configured to provide a more informal breakfast/dining area.

A feature imperial staircase rises from the reception hall to a first floor galleried landing with useful storage, giving access to an L-shaped principal bedroom with fitted dressing room and en suite bathroom. There are three further double bedrooms, all with fitted storage and one with an en suite bathroom, together with a family bathroom. There is potential to add a fifth bedroom off the principal.





Outside

Screened by mature hedging, the property is approached through a five-bar gate over a gravelled driveway providing private parking and giving access to the detached double garage and to a paved path leading to the pilastered storm porch, flanked on each side by low-level topiary and areas of level lawn accessible from the study and dining rooms. The generous well-maintained garden to the rear is laid mainly to lawn bordered by well-stocked flower and shrub beds and features numerous seating areas including an open-sided gazebo and a gravelled seating area and a large paved terrace with hot tub area. The whole is ideal for entertaining and al fresco dining and screened by mature trees.

Location

Hurst Park is situated on a private estate on a quiet no through road in a rural location, yet within easy reach of both Midhurst and Haslemere towns. Midhurst town offers a good variety of shops and restaurants and is home to the Cowdray Estate.

Haslemere town provides a good variety of boutique shopping, restaurants, a Waitrose supermarket, recreational facilities and a mainline station with fast trains reaching London Waterloo in approximately 53 minutes. The A3 London to Portsmouth road is about 7 miles away providing access through the Hindhead tunnel to Guildford, London, Heathrow, Gatwick, the M25, and south to the coast.

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

There are excellent recreational facilities in the area with polo and golf at Cowdray Park and racing at Goodwood. Sailing can be found at Chichester harbour and other centres along the south coast. There are theatres at Guildford and Chichester.



Distances

- Midhurst 3.5 miles
- Haslemere 7.4 miles
- Petworth 8.2 miles
- Petersfield 13.3 miles
- Chichester 15.4 miles

Nearby Stations

- Haslemere station
- Petersfield station

Key Locations

- Cowdray Park
- Petworth House
- National Trust walks
- Polo & golf at Goodwood
- Sailing at Chichester harbour

Nearby Schools

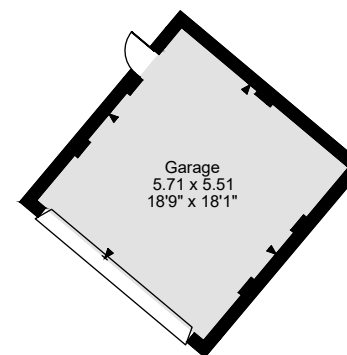
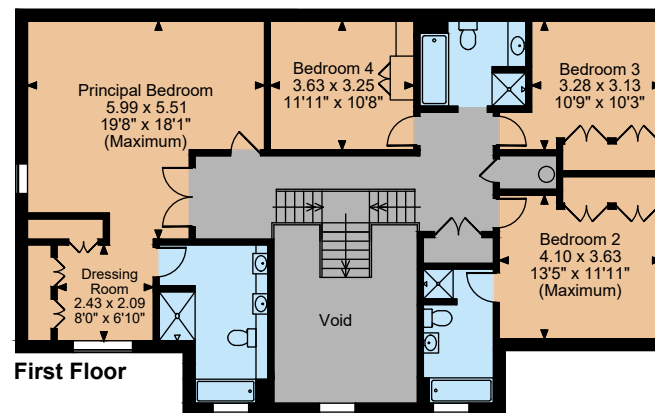
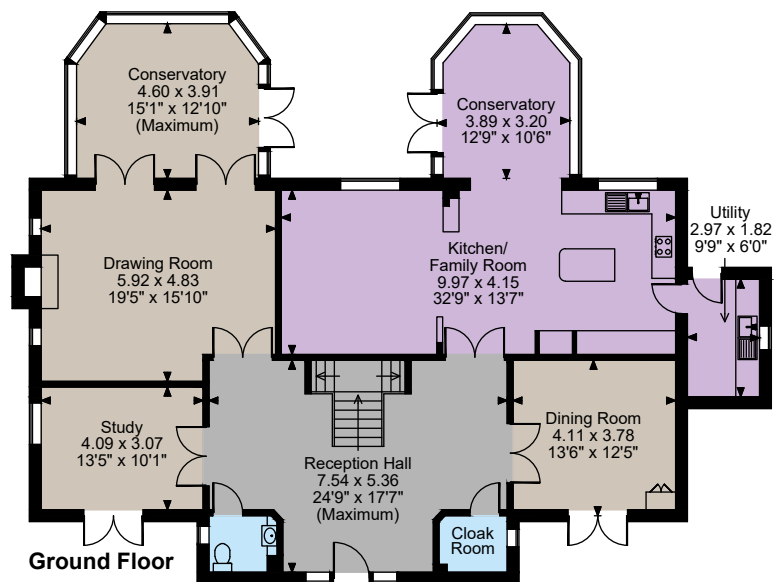
- Highfield & Brookham Schools
- Churcher's College
- Ditcham Park School





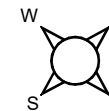






The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

Main House internal area 3,282 sq ft (305 sq m)

Garage internal area 334 sq ft (31 sq m)

Total internal area 3,616 sq ft (336 sq m)

For identification purposes only.

Directions

GU29 0BP

From our offices in Haslemere turn right and then immediately left up Shepherds Hill, continuing on the A286 Midhurst Road. Follow this road through Fernhurst and the hamlet of Henley for about 5.8 miles. At the top of the steep hill before the Midhurst straight, turn right into Kings Drive. Proceed along Kings Drive for about 0.09 miles, then turn right into Scotland Lane, and shortly thereafter turn left into Hurst Park.

what3words: ///coupler.scatters.handle

General

Local Authority: Chichester District Council

Services: Mains water, electricity, drainage and gas central heating. £1,500 per annum for upkeep of communal areas (managed by Hurst Park Management Company Ltd).

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

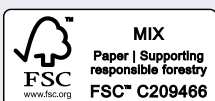
EPC Rating: C

Haslemere

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