



Sarsgrove, Kings Drive, Midhurst, West Sussex

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Sarsgrove Kings Drive, Midhurst, West Sussex, GU29 0BH

An attractive 5 bedroom, detached family home in a peaceful location, at the heart of the South Downs National Park yet close to local amenities.

Midhurst 3.1 miles, Haslemere 6.6 miles (London Waterloo 52 mins), A3 9.3 miles, London Gatwick 38.8 miles, central London 52.5 miles

Storm Porch | Reception hall | Drawing room
Kitchen/breakfast/sitting/family room | Dining room | Office | Utility | Cloakroom | Principal bedroom with dressing room and en suite bathroom | 4 Additional bedrooms, 2 en suite
Family bathroom | Garden | Triple Garage
Summer house with sauna | Garden Store | EPC Rating B

The property

Sarsgrove is a handsome double-fronted family home offering more than 4,100 sq.ft of light-filled flexible accommodation arranged over two floors. The ground floor accommodation flows from a generous and welcoming reception hall, with useful storage and cloakroom, and includes a spacious L-shaped dual aspect drawing room with limestone fireplace and contemporary inset gas-fire, and two sets of French doors to the rear terrace, a formal dining room with front aspect bay window and a well-proportioned office.

At the heart of the home is the kitchen/breakfast/sitting/family room, designed to suit the orientation of the property. The layout maximises storage and optimises space, with a range of bespoke Shaker-style hand painted units and features an impressive central island with a solid oak breakfast table, twin-bowl Normandy farmhouse sink, sculpted stonework

surfaces and modern integrated appliances, including a wine chiller. The generous family room and sitting area have French doors to the rear terrace.

The adjacent utility room has matching furniture and door to the garden. Further features of note include underfloor heating throughout, porcelain floor tiling to kitchen and utility, turned staircase with American white oak stained handrail and hand painted newel posts and spindles, pressurised water system and comprehensive supply of TV and telephone points.

On the first floor, the impressive principal bedroom suite and second bedroom, benefit from private balconies, fitted dressing rooms and luxurious en suite facilities. The remaining three bedrooms all have built-in storage, with one also having an en suite shower room. The contemporary styled family bathroom is fitted with Villeroy & Boch sanitary ware, matching those of the en suites.

Outside

Set against a backdrop of mature trees, Sarsgrove is approached via wrought iron electric gates to a block-paved driveway, providing ample parking in addition to the detached triple garage. The private and peaceful landscaped gardens surround the property and are mainly laid to lawn and bordered by mature shrubs, with a delightful water feature, decked gazebo seating area and vaulted summer house with sauna. The stylish natural slate terrace provides the perfect location for outside entertaining. The property also benefits from access to the leisure facilities and communal grounds for the King Edward VII Estate (annual service charge payable).

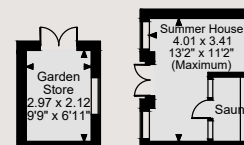
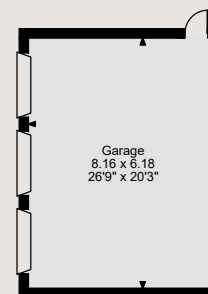
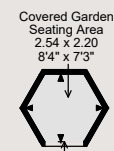
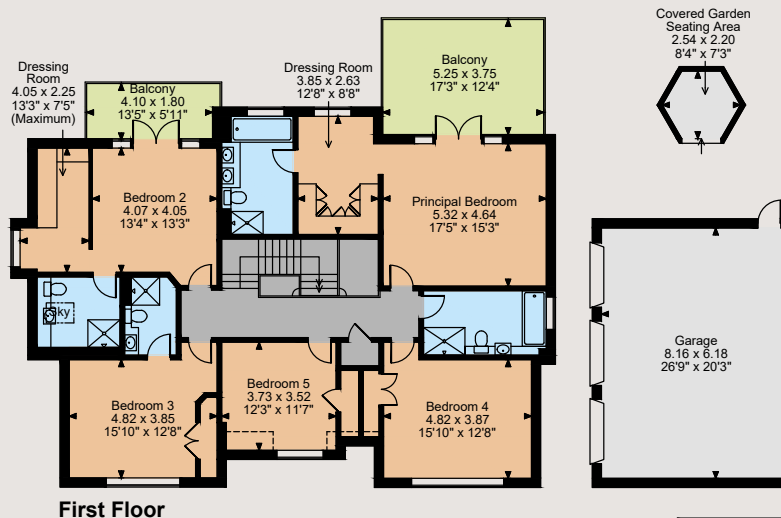
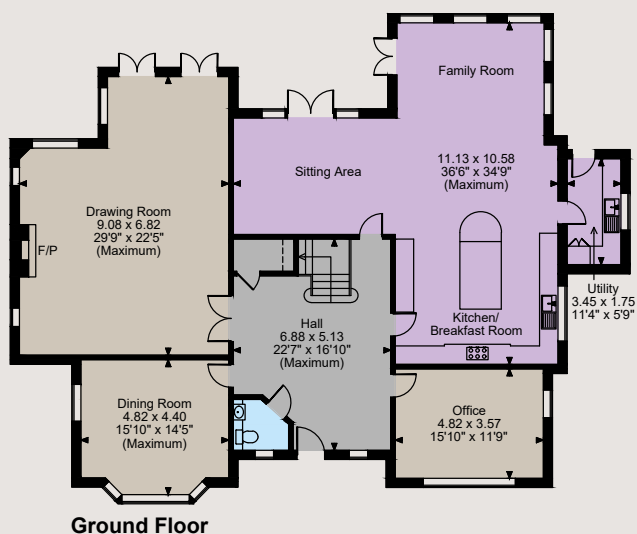
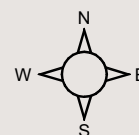
Location

From Haslemere High Street, turn left onto Shepherds Hill (A286) and after 5.8 miles turn right onto Kings Drive. Just after the turning to Brackenwood on your left, turn right and Sarsgrove will be found shortly thereafter, on the right.





Floorplans
House internal area 4,144 sq ft (382 sq m)
Garage internal area 543 sq ft (50 sq m)
For identification purposes only.



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

--- Denotes restricted head height

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Location

The property occupies a peaceful location at the heart of the South Downs National Park, with easy access to plentiful walking, cycling and riding routes and the 101 mile South Downs Way. The nearby pretty market town of Midhurst, home of the Cowdray Estate and regularly voted by The Sunday Times as one of the UK's best places to live, offers a good variety of shops, cafes and restaurants, and a popular primary school. Communication links are excellent; Haslemere station offers regular trains into London Waterloo and the A3 gives easy access to the south coast, wider motorway network and Gatwick and Heathrow Airports and central London. The area offers a good selection of independent schools including Conifers, Highfield and Brookham, St Ives, Amesbury, The Royal and St. Edmunds.

General

Local Authority: Chichester B.C.

Services: Mains electricity, gas, water and drainage (drainage & water via Encore Estates)

Service Charge: £2,939.55 P.A.

Council Tax: Band H

Tenure: Freehold

Guide Price: £2,475,000

Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD

01428 661077

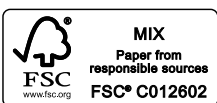
haslemere@struttandparker.com

struttandparker.com

@struttandparker

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