

2 Sir Geoffrey Todd Walk,
Midhurst



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Land and property. Since 1885.

A beautifully presented 5-bedroom detached home, elegantly styled and set in a peaceful, leafy position on an exclusive estate in the heart of the South Downs

2 Sir Geoffrey Todd Walk is a stylishly appointed modern family home offering versatile and flexible, light-filled accommodation arranged over three floors and set in an exclusive position on the private King Edward VII Estate, surrounded by beautiful countryside. The property features attractive, traditionally-styled red brick elevations, while inside there is elegant living space with neutral colour palette and high-quality contemporary fittings, including under floor heating to the ground floor.

From the welcoming reception hall the accommodation has a natural flow, with an elegant sitting room to the front providing relaxing living space, attractive ceiling cornicing and recessed LED lighting. The study features a range of Sharps bespoke built-in storage and shelving, including integrated lighting. At the heart of the home is the superb 29ft kitchen and dining area providing further social and everyday living space; with tiled flooring, full-height windows welcoming plenty of light, and three sets of French doors opening directly to the rear gardens. The shaker-style Paula Rosa kitchen features a central island with breakfast bar, stylish granite worktops, integrated appliances and a Rangemaster cooker with extractor hood. The adjoining utility room offers further space for storage and appliances.

On the first floor landing, French doors provide access to the sunny balcony, overlooking the rear garden. The principal bedroom has a luxury en suite bathroom and dressing room with fitted wardrobes, and French doors to the balcony. There are two further double bedrooms, one of which also opens onto the balcony, and a contemporary styled family bathroom. The second floor provides two spacious double bedrooms, one triple aspect and the other dual aspect, and a separate shower room.



Outside

The house sits in a peaceful position with a pedestrian path to the front. At the rear is a delightful, private, paved garden with two split-level terraces, raised flower/shrub borders, outside lighting and built-in seating. The double garage, also at the rear, provides secure parking, with spacious studio room above, ideal for a variety of uses including home working, gym or media/games room.

Location

The magnificent King Edward VII Estate is a residential development converted from the estate's selection of Grade II and II* listed buildings, along with a number of newly built properties, located within attractive Gertrude Jekyll heritage gardens, woodland and heathland totalling 165 acres, and adjoining the National Trust's Woolbeding Common. The property also benefits from usage of the facilities on site, including a gym, swimming pool and use of communal areas.

The historic market town of Midhurst is just two miles away, with its selection of shops, cafes and amenities, while the town is also home to Midhurst Rother College and the independent Conifers School. Further amenities and facilities can be found in Haslemere, with the mainline station providing regular trains to London Waterloo. The A3 is within easy reach, providing connections with the M25 road network, while both Heathrow and Gatwick airports are easily accessible, as well as central London.

Postcode region: GU29

General

Service Charges: £2,730.65 for current year
Local Authority: Chichester District Council
Services: Mains water, electricity, drainage and gas central heating.
Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band G
EPC Rating: C

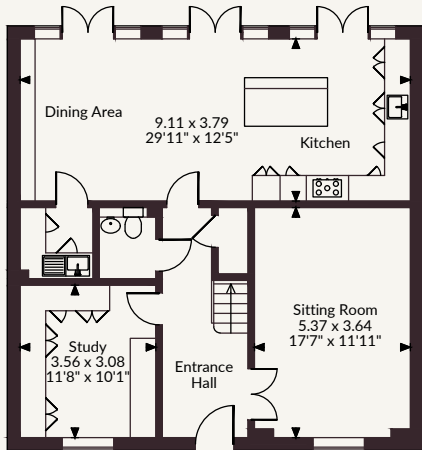
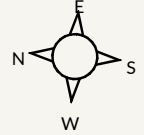
2,274 sq ft (274 sq m)
3 reception rooms
5 bedrooms | 3 bathrooms
Double garage & studio room above

Freehold | Semi-rural

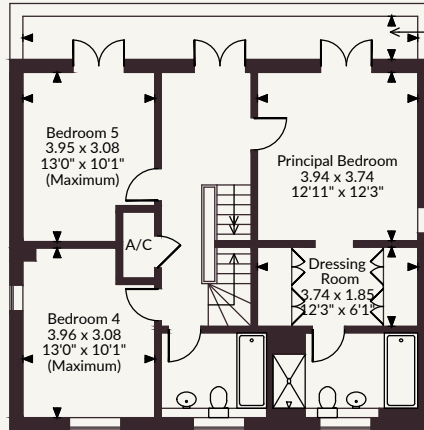
Guide price £1,150,000



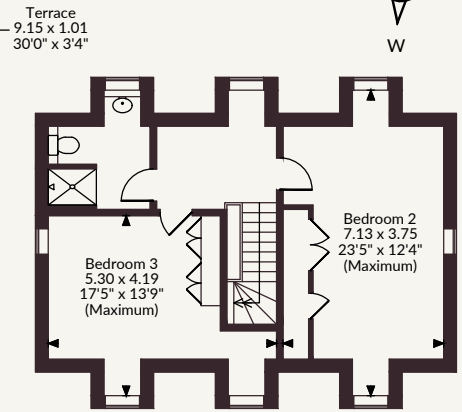
Sir Geoffrey Todd Walk, Kings Drive, Midhurst
 Main House internal area 2,274 sq ft (211 sq m)
 Garage internal area 351 sq ft (33 sq m)
 Outbuilding internal area 320 sq ft (30 sq m)
 Terrace external area = 100 sq ft (9 sq m)
 Total internal area 2,945 sq ft (274 sq m)



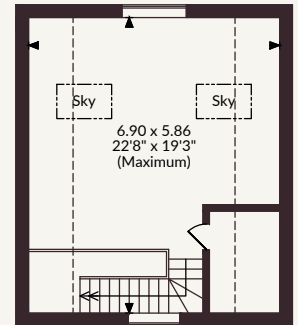
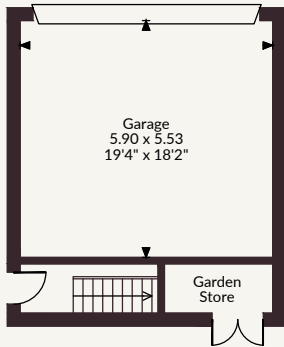
Ground Floor



First Floor



Second Floor



Garage First Floor

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