



2 Hurst Park, Midhurst, **GU29**



A **four bedroom** detached house in a rural setting.

Originally constructed by Berkeley Homes and having been beautifully maintained by the current owners, Knight Frank is pleased to offer this exceptional example of a modern, executive detached home.

Summary of accommodation

Ground Floor: Entrance hallway | Kitchen | Utility room | Cloakroom | Study
Dining room/orangery | Sitting room

First Floor: Principal bedroom with en suite bathroom | Three further bedrooms all with en suite shower rooms

Garden and Grounds: Enclosed rear lawned garden | Double garage
Additional off road parking

Distances

Midhurst 3 miles, Haslemere 7 miles (London Waterloo 56 minutes)
Chichester 16 miles, Guildford 22 miles (London Waterloo 39 minutes)
London 53 miles (All distances and times are approximate)



4



4



3



Double

EPC

C

Tenure

Freehold

Local Authority

Chichester District Council

Council Tax

Band G







The property

As one would expect from a modern construction, the layout of the property is exceptionally well considered and the house has a wonderful flow of accommodation over two floors. The property also benefits from a good number of generously sized windows which, together with its South/East orientation, allows the property to be flooded with natural light throughout the day.

Of note is the family area, around which are the kitchen/dining room/orangery and sitting room. This thoughtful flow of accommodation is both open and light, and perfectly suits the needs of the modern family. The house is set in mature grounds which back onto woodland.

Location

Hurst Park is an established and mature collection of houses, situated in the heart of The South Downs National Park, approximately three miles away from the centre of the historic town of Midhurst, in an Area of Outstanding Natural Beauty. The old market town of Midhurst has a beautiful high street with a number of boutique shops and restaurants providing most things needed for daily living. A wider range of high street multiples is available in Guildford and Chichester which are approximately 22 and 16 miles away respectively.

Communications in the area are excellent, with London being within approximately 53 miles and the A3 at Hindhead giving access to the South Coast, the M25 and Heathrow, Gatwick and Southampton airports. Sporting facilities include golf at Midhurst, Hindhead, Liphook and Chiddingfold, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester.

There is an excellent choice of schools in the area, including The Royal School in Haslemere, Charterhouse and Priorsfield in Godalming, Churcher's College in Petersfield, St Swithun's in Winchester, St Ives in Haslemere, St Edmunds, the Royal Junior School and Amesbury at Hindhead, and Highfield School in Liphook.



Services

We are advised by our clients that the property has mains water, gas fired heating, electricity, and mains drainage

Viewings

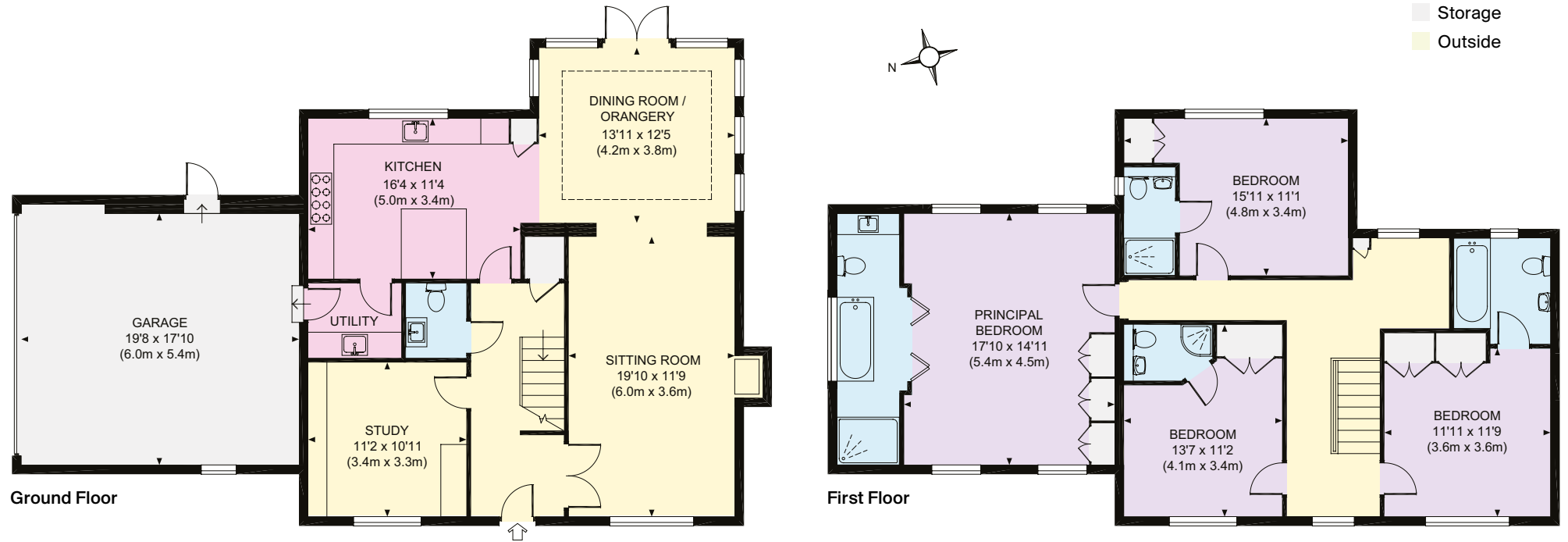
Only by appointment through Knight Frank.



Approximate Gross Internal Floor Area

2,363 sq ft / 219.6 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Knight Frank Haslemere

1 West Street

Haslemere

GU27 2AB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Kate Erlam

01428 770563

kate.erlam@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated January and September 2023.

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