



11 Brackenwood, Midhurst, West Sussex, GU29 0FB

This superb home occupies an enviable position on a glorious estate and is offered with no onward chain



- ▶ **NO ONWARD CHAIN**
- ▶ **Home Office / Studio**
- ▶ **Three Luxury Bathrooms**
- ▶ **South Facing Garden**
- ▶ **Large Driveway**
- ▶ **Five Double Bedrooms**
- ▶ **Double Garage**
- ▶ **Larger House Type - 3269 sq ft**
- ▶ **Tucked Away and Private**
- ▶ **Substantial Detached Home**

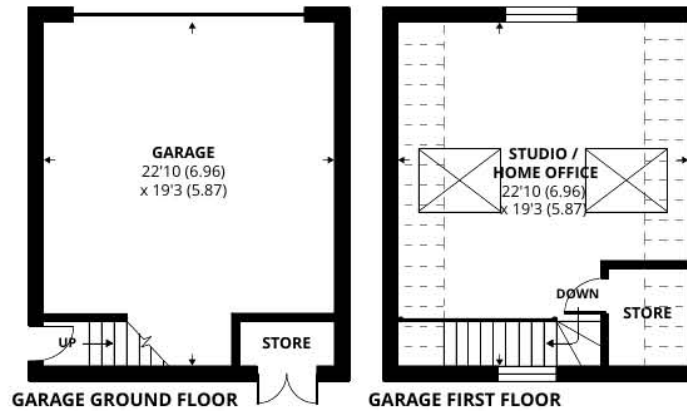
Built by award winning developer Cala Homes in 2016, this stunning property offers luxurious, modern living over three floors as well as being one of the largest house types / plots on site.

With an abundance of elegance and style throughout the ground floor offers a great social hub of the house with a spectacular open plan kitchen/dining/family room boasting underfloor heating, separate utility, rangemaster cooker, large island with breakfast bar and two sets of double doors opening onto the rear south facing patio and garden. Downstairs also offers two spacious reception rooms, both with bay windows. Perfect for a variety of uses whilst providing flexible living for different occasions. The first floor continues the same theme with a high spec family bathroom with bath and shower, two large double bedrooms and a fantastic principle suite with dressing room, balcony and luxury ensuite. The top floor comprises of two further double bedrooms and a tiled shower room.

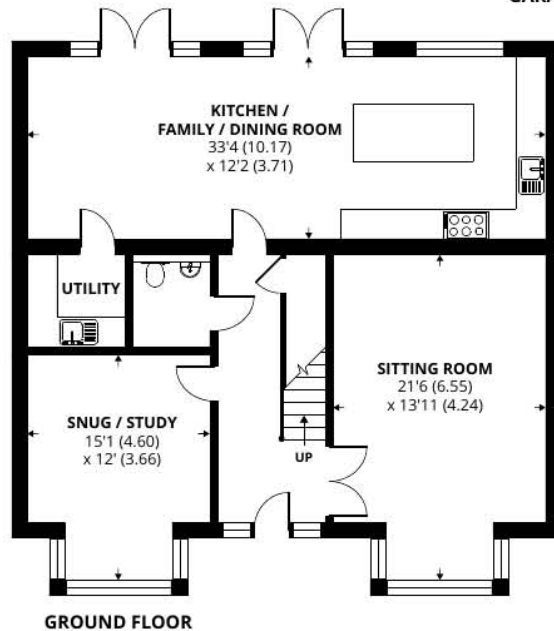
To the side of the property is a paved drive and double garage with electronic up and over door. Positioned above with its own entrance is studio accommodation, perfect for a home office or an ideal independent living space. The garden provides a low maintenance, blank canvas and is predominately laid to lawn with a woodland backdrop.

A viewing is essential to get a feel for the lifestyle this wonderful home and superb setting can offer you as a resident.

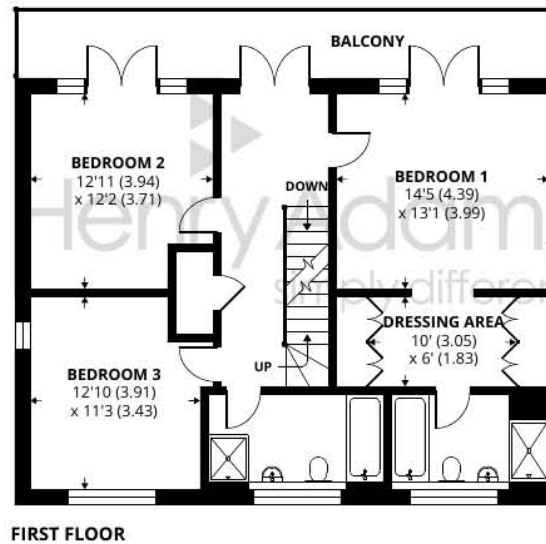




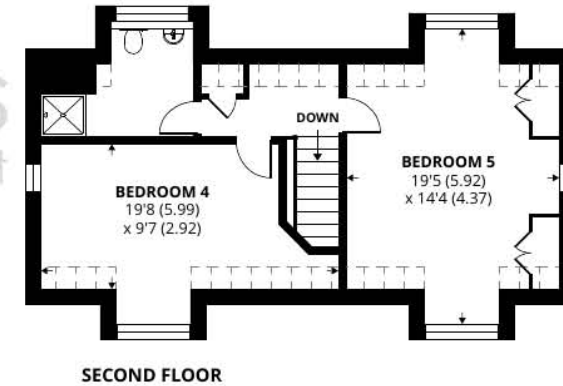
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 3269 sq ft / 303.7 sq m (includes garage)

Limited Use Area(s) = 205 sq ft / 19 sq m

Total = 3474 sq ft / 322.7 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

KEVII Facilities

Built in 1901 and designed to be a tuberculosis hospital, the King Edward VII Sanatorium was officially opened by His Majesty King Edward VII on 6th June 1906, and heralded as one of the three finest hospital buildings of its time. Since then, through expert restoration, the vision has been to create a new and vibrant destination in the centre of a glorious location. Together with 165 acres of parkland with measured walks, residents will get the added benefit of the onsite facilities such as indoor swimming pool, gym and tennis courts.

Location

Situated three miles away, the thriving town of Midhurst resides on the Surrey and Sussex border. Full of listed buildings, attractive shops and narrow lanes, it's also blessed with charming hotels and restaurants. Discover more extensive havens of choice in nearby Haslemere and Chichester, while neighbouring Petworth has a variety of shops and National Trust parkland. There are plenty of leisure pursuits from walking, cycling and horse riding in the National Park, to golf, shooting and fishing in the historic Cowdray Park.

