



# *Beaufort Cottage*

Winters Lane, Easebourne, Midhurst, GU29 0AB





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Welcome to this exceptional four-bedroom detached house, a true gem offering a blend of luxury, space, and natural beauty. This stunning residence boasts a light-filled and expansive interior, creating an inviting ambiance that complements its picturesque surroundings. With approximately 0.87 acres of surrounding gardens, this property is a haven for outdoor enthusiasts and those seeking a private, peaceful position.

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- ▶ No Onward Chain
- ▶ Four Bedrooms / Three Bathrooms (One Ensuite)
- ▶ Character Features Throughout
- ▶ Substantial Detached Home
- ▶ Three Reception Rooms, Study and Snug
- ▶ Garage
- ▶ Approximately 0.87 Acres
- ▶ Beautiful Panoramic Views
- ▶ Walking Distance to Town
- ▶ Services: Mains Water, Electricity, Private Drainage and Oil-Fired Central Heating

To arrange a viewing call 01730 817370  
View details online at [henryadams.co.uk](http://henryadams.co.uk)



## Beaufort Cottage

Welcome to Beaufort Cottage, a charming slice of history nestled in the tranquil embrace of the English countryside. Believed to date back to the 1600s and steeped in heritage, this former Cowdray foresters' cottage has been lovingly improved and extended over the years, resulting in a unique blend of old-world character and modern comfort which now offers an incoming purchaser the opportunity to improve further. Now, an exceptional opportunity awaits, as this delightful property invites you to continue its story.

Spanning four bedrooms, three bathrooms, and three reception rooms, Beaufort Cottage promises ample space for gracious living. Despite its age, this timber-framed gem defies convention with generous ceiling heights on both the ground and first floors, creating an airy ambiance that complements its historical features. Among the many nods to the past are the exposed beams that traverse the interior, evoking a sense of rustic charm. Notably, the drawing room takes centre stage with a grand inglenook fireplace adorned by a cosy log burner—a heartwarming retreat for cooler evenings.

The allure of Beaufort Cottage extends beyond its walls, as it seamlessly integrates with the outdoors. The principal rooms, thoughtfully designed and generously proportioned, grant direct access to the enveloping sun terraces, fostering a seamless flow between interior and exterior living spaces. A true gem, the sun / dining room - an elegant addition from 2004 - basks in southern sunlight and boasts panoramic vistas that sweep across the verdant landscape towards the majestic South Downs.

Positioned discreetly on approximately 0.87 acres of land, Beaufort Cottage offers a haven of privacy and tranquillity. Approachable via a serene country lane, the property stands enshrouded by a mature hedge, maintaining its own quiet world. Bathed in sunlight, the sun terraces on the southern side of the house celebrate the interplay of light and views throughout the day, creating a stage for al fresco gatherings and relaxation.

Nature lovers will appreciate the maintained gardens and grounds, predominantly laid to a lush expanse of manicured lawn. To the north, a raised lawned area houses a garden shed, while a picturesque network of ponds interconnected by a gentle waterfall forms a captivating habitat for local wildlife, conjuring an oasis of serenity in your own backyard.

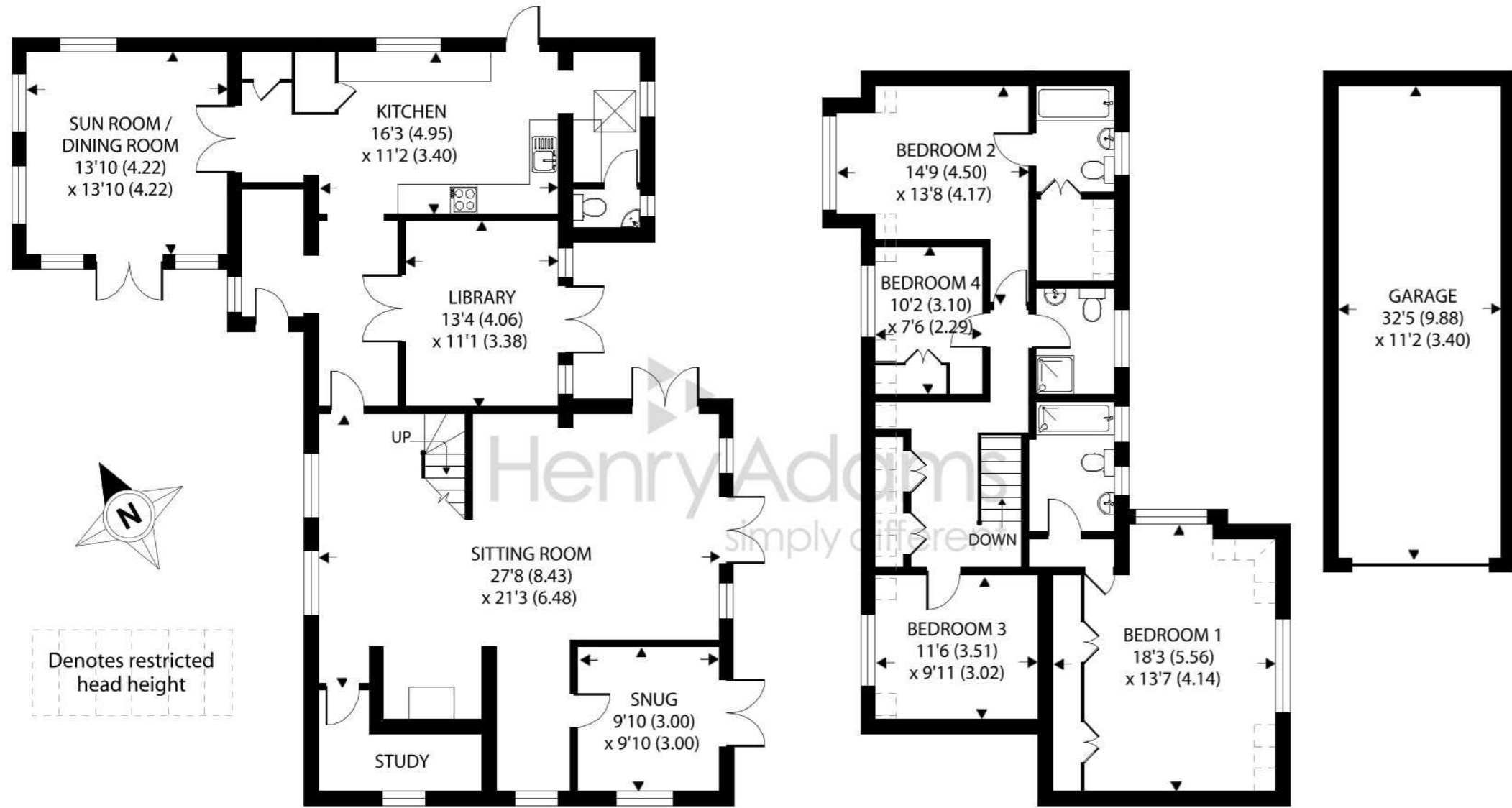
Beaufort Cottage, with its storied past and harmonious blend of tradition and modernity, beckons you to inscribe your chapter within its walls. Embrace the opportunity to craft your dream lifestyle, as this historic haven stands ready to welcome you home.











Approximate Area = 2431 sq ft / 225.8 sq m

Limited Use Area(s) = 59 sq ft / 5.5 sq m

Garage = 370 sq ft / 34.4 sq m

Total = 2860 sq ft / 265.6 sq m

For identification only - Not to scale





## Location

Beaufort Cottage is located in the hamlet of Easebourne, immediately north of the old market town of Midhurst in the heart of The South Downs National Park. Midhurst is almost equidistant between Petersfield and Chichester and offers a wide range of local shops and services.

Further shopping facilities and transport links are available in the nearby towns of Haslemere, Petersfield and Petworth as well as the cathedral city of Chichester. Haslemere is approximately 7.5 miles away and has a mainline station providing fast access to London Waterloo in approximately 55 mins. Gatwick and Heathrow airports are also easily accessible and within an hour's drive.

Recreational and sporting facilities in the area include The Chichester Festival Theatre, polo at Cowdray Park and horse racing at Goodwood and Fontwell Park. There are golf courses at Midhurst, Petersfield, Goodwood and Pulborough, as well as excellent riding and walking within the local area. The world-renowned Festival of Speed motor racing event is also held annually at Goodwood.

There is also a wide range of schools in the area including Midhurst Primary School and Midhurst Rother College, Conifers Nursery and Easebourne Primary School, Bedales, Ditcham Park and Churcher's at Petersfield, Seaford College at Petworth, Highfield and Brookham at Liphook and St. Edmund's and The Royal School at Hindhead.

Easebourne is blessed with stunning natural beauty, surrounded by rolling hills, lush meadows, and dense woodlands that are perfect for leisurely walks and outdoor activities. The nearby South Downs National Park provides ample opportunities for hiking, cycling, and exploring the unspoiled landscapes that have inspired artists and writers for generations.

**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.







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