





61 Elmleigh, Midhurst, West Sussex, GU29 9HA

A superb family home offering spacious living with well-proportioned rooms, large garden and a spectacular open plan kitchen/dining room

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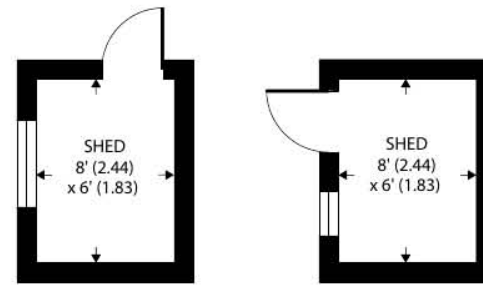
- ▶ **Extended Family Home**
- ▶ **Kitchen / Dining / Family Room**
- ▶ **Ground Floor Living**
- ▶ **Flexible Accommodation**
- ▶ **Modernised and Redecorated**
- ▶ **Large Garden**
- ▶ **Working Fireplace**
- ▶ **Superb Principal Suite**
- ▶ **Bright and Airy Throughout**

This impressive five bedroom detached family home is offered in excellent condition throughout and situated in a desirable area of Elmleigh, Midhurst. It has been extended over recent years to create a spacious home with plenty of room for a growing family. On arrival you are welcomed by a block paved and tarmac driveway which provides plenty of off road parking for friends and family. The front garden is well manicured and features a variety of mature shrubs and trees providing a private approach. Once through the front door you enter the reception hallway which leads to the main living areas. The ground floor accommodation consists of a bright living room with large window and an open fireplace, a superb open plan kitchen / dining / family room with bi-fold doors opening onto a paved terrace. The kitchen is fitted with a range of wall and floor units and integrated appliances. A notable asset is the ability for ground floor living which is provided via the garage conversion, now offering a double bedroom and ensuite shower room. The first floor of the property reveals four well proportioned bedrooms with the principle suite running the full length of the property and incorporating a bespoke dressing room and luxury ensuite. The family bathroom serves the other three bedrooms and is finished off to a modern specification with a bath with shower over and a vanity unit. The rear garden is a real feature of this family home with a large patio area providing the ideal place to entertain and relax in the sun. There is also a large lawn, perfect for children and pets to play in, as well as a selection of mature shrubs, trees and flower beds.



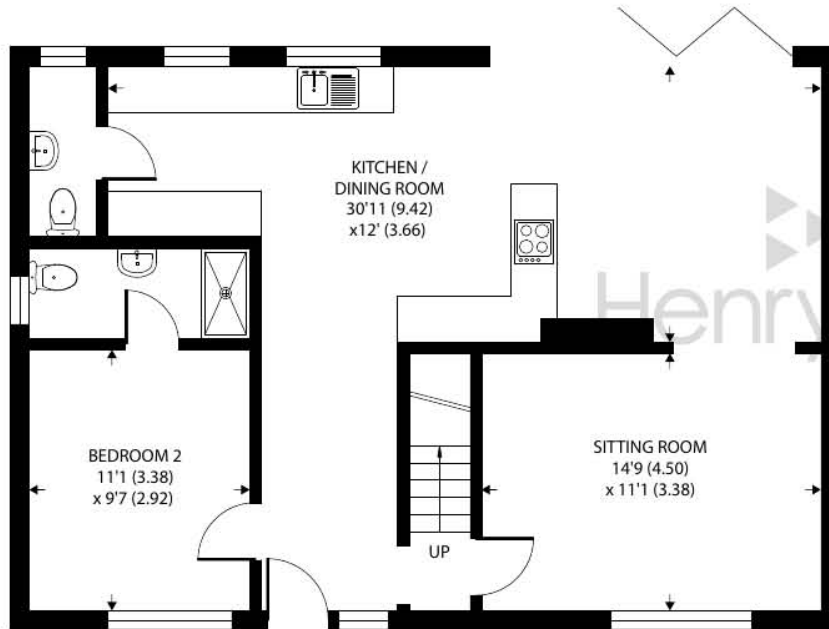




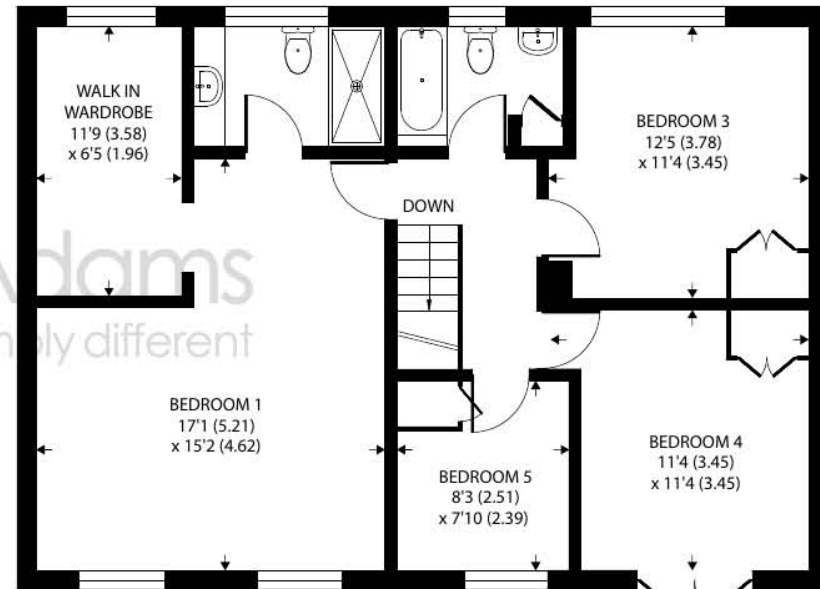


OUTBUILDING 1

OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1610 sq ft / 149.5 sq m

Outbuilding = 96 sq ft / 8.9 sq m

Total = 1706 sq ft / 158.4 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.

Location and Amenities

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. There are also primary schools, an Academy College, leisure complex, medical centre, a library, Sainsburys and the Cowdray Park golf course. The town has previously been declared as one of the best places to live in the South East by a Sunday Times survey which was based on a number of criteria including lifestyle, crime rate, schooling and house prices.

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 shooting and fishing in the historic Cowdray Park. Sailors and theatre-goers will love Chichester and for racing enthusiasts, glorious Goodwood is within a short drive too.

For more information on the town log on to the visitmidhurst.com website.

