



## 4 Angel Yard, North Street, Midhurst, West Sussex, GU29 9FN

A charming home in a sought after gated development conveniently located just off the high street surrounded by beautiful gardens



- ▶ No Onward Chain
- ▶ Stone & Tile Hung Elevations
- ▶ Communal Gardens
- ▶ Two Bedrooms / Two Bathrooms
- ▶ Orangery Extension
- ▶ Gated Development
- ▶ Allocated Parking Space
- ▶ South Facing Courtyard
- ▶ Kitchen / Dining Room
- ▶ Located Just Off The High Street

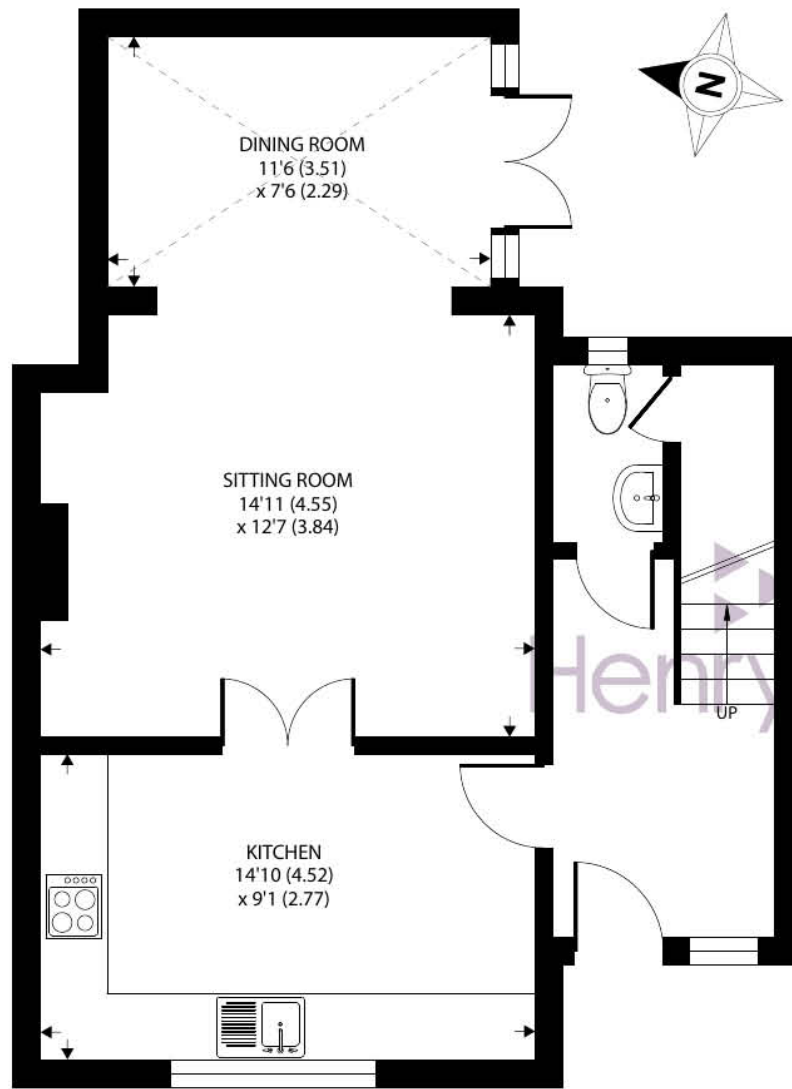
Nestled within the charming confines of Angel Yard, No.4 presents a rare opportunity to acquire a residence of character and style within the esteemed development erected in 2009 amidst the grounds of a former Grade II listed Coaching Inn. Accessible through secure automatic gates, the enclave ensures both privacy and peace of mind in a charming setting whilst providing easy access to everyday amenities on your doorstep.

The residence itself exudes timeless elegance with stone and tile hung elevations in a picturesque courtyard setting that overlooks meticulously landscaped communal gardens. Upon entry, an inviting hallway welcomes you with solid oak flooring and access to a cloakroom, complete with airing cupboard providing practical convenience.

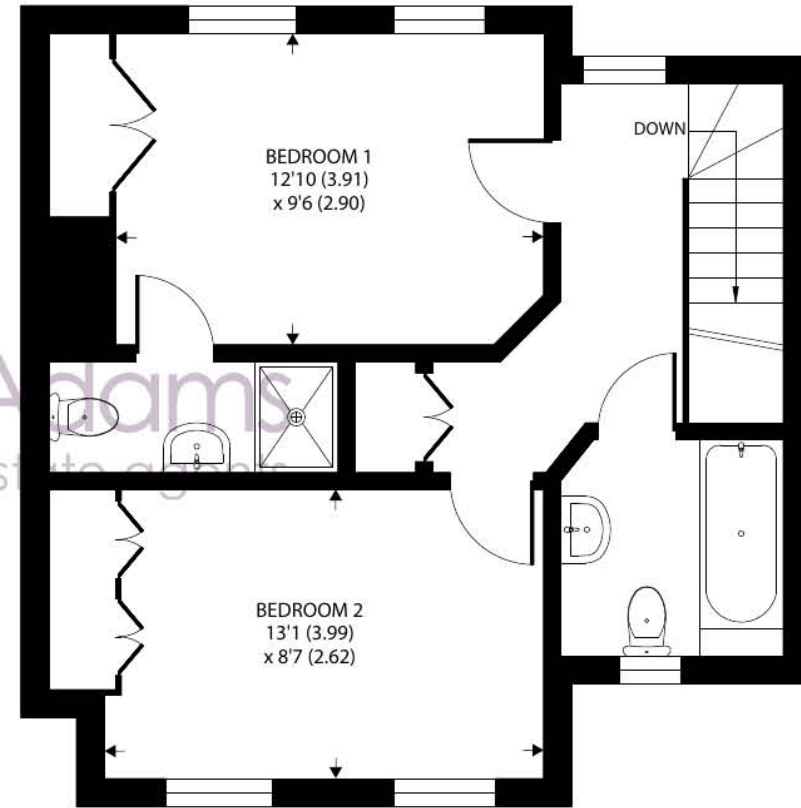
Continuing through, the heart of the home reveals itself in the form of a modern kitchen, offering not only functionality but also a space for a dining table. Double doors lead seamlessly into the elegant living room, where a coal effect gas fire exudes warmth and ambiance, complemented by a conservatory extension providing additional living space, versatility and access to a private courtyard.

Ascending to the first floor, two generously sized bedrooms with built in wardrobes await, with the principle bedroom benefitting from an ensuite shower room. A further bathroom caters to the needs of residents and guests alike. Additionally, a large boarded loft space with drop down ladder presents ample storage.





GROUND FLOOR



FIRST FLOOR

## Angel Yard, North Street, Midhurst, GU29

Approximate Area = 995 sq ft / 92.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1110313

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.

## Communal Grounds

Outside, convenience is paramount with an allocated parking space provided alongside additional spots for guests. There is also a dedicated bike store. However, the true gem of this residence lies in its expansive communal gardens, a verdant oasis offering hassle free maintenance. With glimpses of the historic Cowdray House and adjacent water meadows, the setting is imbued with a sense of history and natural beauty.

## 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.

For more information on the town log on to the [visitmidhurst.com](http://visitmidhurst.com) website.

