



24 Guillard's Oak, Midhurst, West Sussex, GU29 9JZ

A fantastic opportunity to purchase a four bedroom detached house with the benefit of a private south facing garden and single garage.



- ▶ **Detached Family Home**
- ▶ **Single Garage & Driveway**
- ▶ **Modern Kitchen / Dining Room**
- ▶ **Walking Distance To Town**
- ▶ **Light & Spacious Throughout**
- ▶ **Private South Facing Garden**
- ▶ **Four Bedrooms & Study**
- ▶ **Quiet, No Through Road**
- ▶ **Dual Aspect Sitting Room**
- ▶ **Elevated Views Over Midhurst**

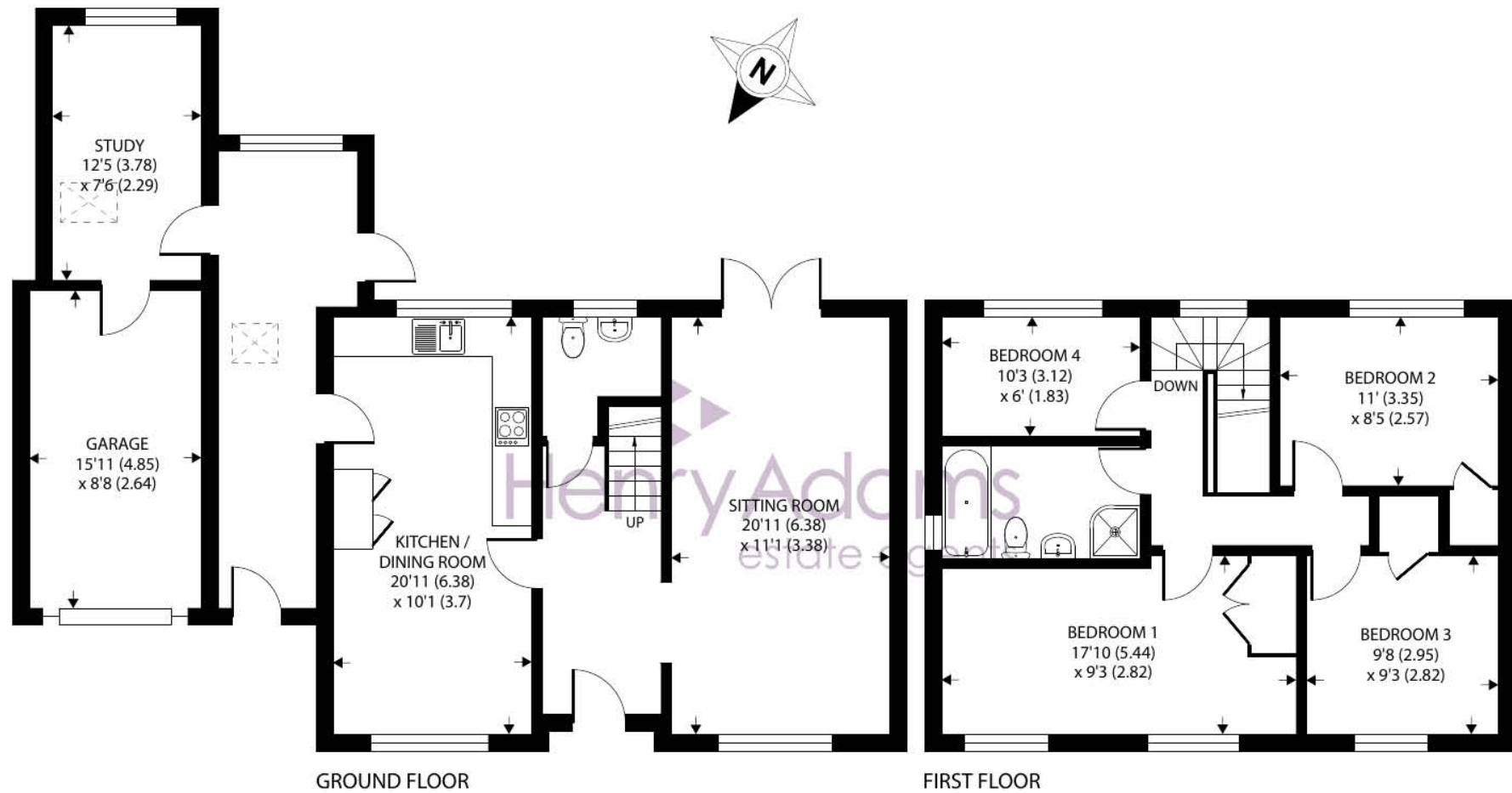
Nestled at the end of a quiet no-through road, No. 24 presents a great opportunity to own a charming four-bedroom detached home in a prime Midhurst location. Elevated to capture stunning views over the town, this property offers both privacy and convenience, being just a short walk from local amenities and schools for all ages.

The approach to the house features a private driveway leading to a single garage, ensuring ample off-road parking. Upon entering, the ground floor offers a bright, dual-aspect sitting room with French doors that open directly onto the south-facing garden. The modern kitchen and dining area is a true heart of the home, fitted with sleek Neff appliances and ample storage space, and with underfloor heating. A practical side extension offers a covered boot room and a secondary entrance, while the rear extension provides a quiet retreat—ideal as a home study or snug.

Upstairs, the accommodation is equally impressive with four generously sized bedrooms. Three of the bedrooms are spacious doubles, each benefiting from built-in storage, and all share a beautifully appointed family bathroom, complete with both a walk-in shower and separate bath.

Outside, the secluded, south-facing garden is a true highlight, offering a tranquil space bordered by mature hedges and trees, perfect for both relaxing and entertaining. This delightful home effortlessly combines modern convenience with peaceful surroundings.





Approximate Area = 1409 sq ft / 130.9 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1548 sq ft / 143.8 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.

