



## The Old Stone House, Sandy Lane, Midhurst, West Sussex, GU29 9RH

Offers in The Region of £1,200,000







## The Old Stone House, Midhurst

Freehold / EPC: D / Council Tax Band: G

A rare blend of historic charm and modern luxury – The Old Stone House. Renovated to a high standard with bespoke kitchen, elegant interiors, and landscaped gardens.

- A Thoughtfully Modernised 18th Century House
- Immaculately Presented Throughout
- Three Bedrooms / Two Bathrooms (One Ensuite)
- Set within 0.7 Acres of Mature Gardens
- Driveway and Single Garage
- Private Setting Within Walking Distance to Midhurst
- High Specification, Detached Home Office
- Handbuilt Bespoke Kitchen with Quartz Worktops
- Available with No Onward Chain

### Gardens and Grounds

Approached via private gates and a gravel driveway, the property enjoys a peaceful setting surrounded by landscaped gardens. The grounds have been lovingly designed and maintained to include formal lawns, mature specimen trees, and a variety of sun terraces – ideal for outdoor entertaining or quiet enjoyment. There is also a single garage and high specification home office / studio. While privately positioned, *The Old Stone House* remains within easy pedestrian reach of the amenities, shops, and charm of Midhurst town centre.



## The Old Stone House, Midhurst

Tucked away on a peaceful private lane within easy walking distance of Midhurst town centre, *The Old Stone House* is an exceptional three-bedroom detached cottage, seamlessly blending period charm with modern luxury. With attractive stone elevations and characterful latticed windows, this beautifully restored home offers a rare opportunity to enjoy quintessential English country living without compromising on contemporary comforts.

Internally, the property has been meticulously renovated to an exceptional standard. At the heart of the home is a handbuilt bespoke kitchen, complete with elegant quartz worktops, double NEFF oven, integrated dishwasher, Liebherr fridge freezer, and traditional York stone flooring. A thoughtfully designed utility room mirrors the kitchen's high specification, offering practical space with refined finishes.

Throughout the property, handcrafted wardrobes and storage solutions enhance both function and form, complementing the home's period features. The ground floor also includes stylish Jim Lawrence lighting and a cosy log burning stove – perfect for relaxing evenings in a warm and inviting atmosphere.

Upstairs, the first floor hosts three beautifully appointed bedrooms. The principal suite enjoys a private ensuite bathroom and dressing room, while a luxurious family bathroom with underfloor heating serves the remaining rooms. A newly installed pressurised hot water system ensures modern efficiency throughout.

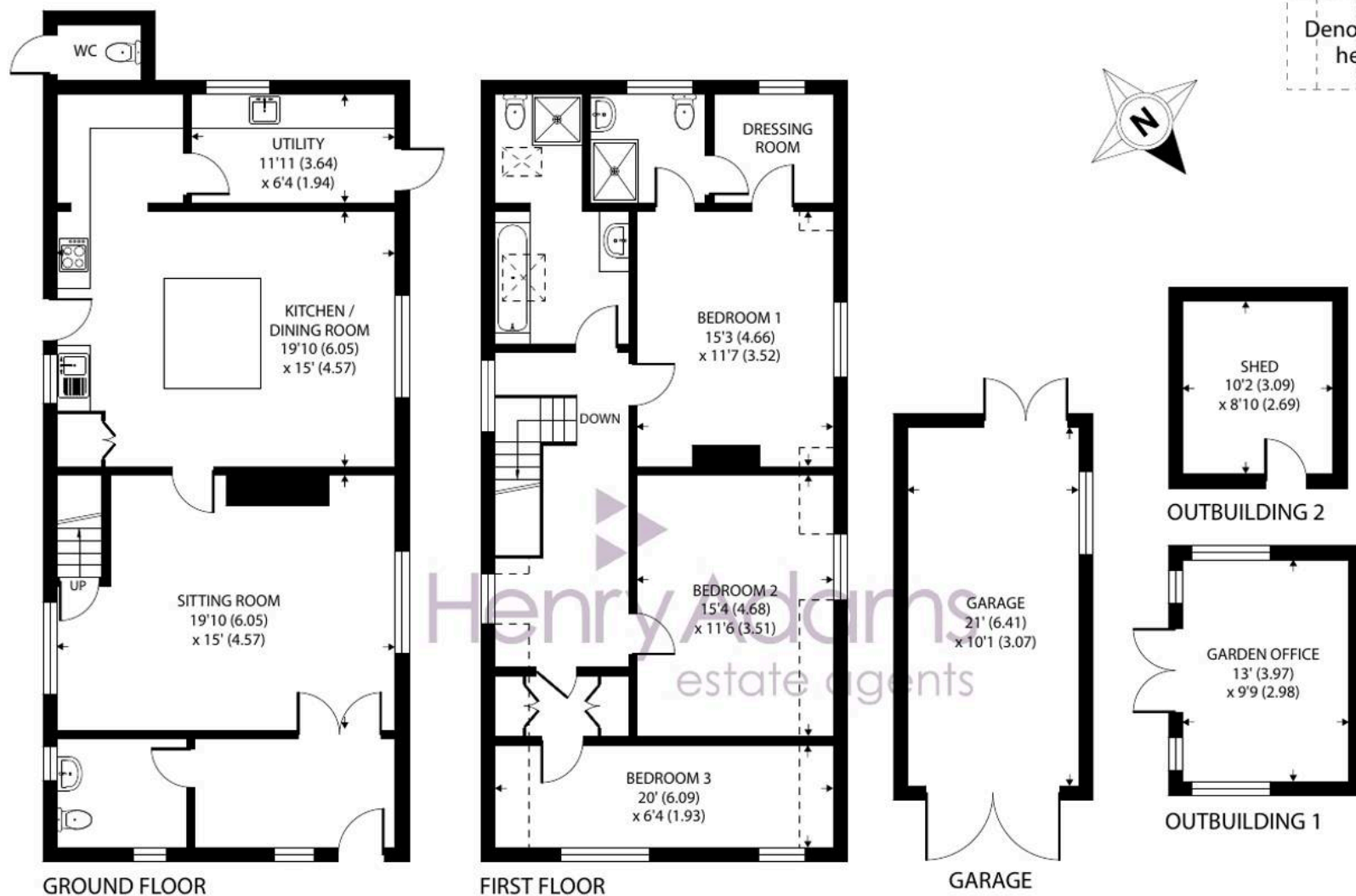
### Services

Mains Water, Drainage and Electricity









## The Old Stone House, Sandy Lane, Midhurst

Approximate Area = 1686 sq ft / 156.6 sq m

Limited Use Area(s) = 70 sq ft / 6.5 sq m

Garage = 212 sq ft / 19.6 sq m

Outbuildings = 232 sq ft / 21.5 sq m

Total = 2200 sq ft / 204.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1296387









## Henry Adams – Midhurst

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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.