



Beech House, Dodsley Grove, Easebourne, West Sussex, GU29 9BE

Offers in the Region of £1,175,000



Beech House, Dodsley Grove, Midhurst

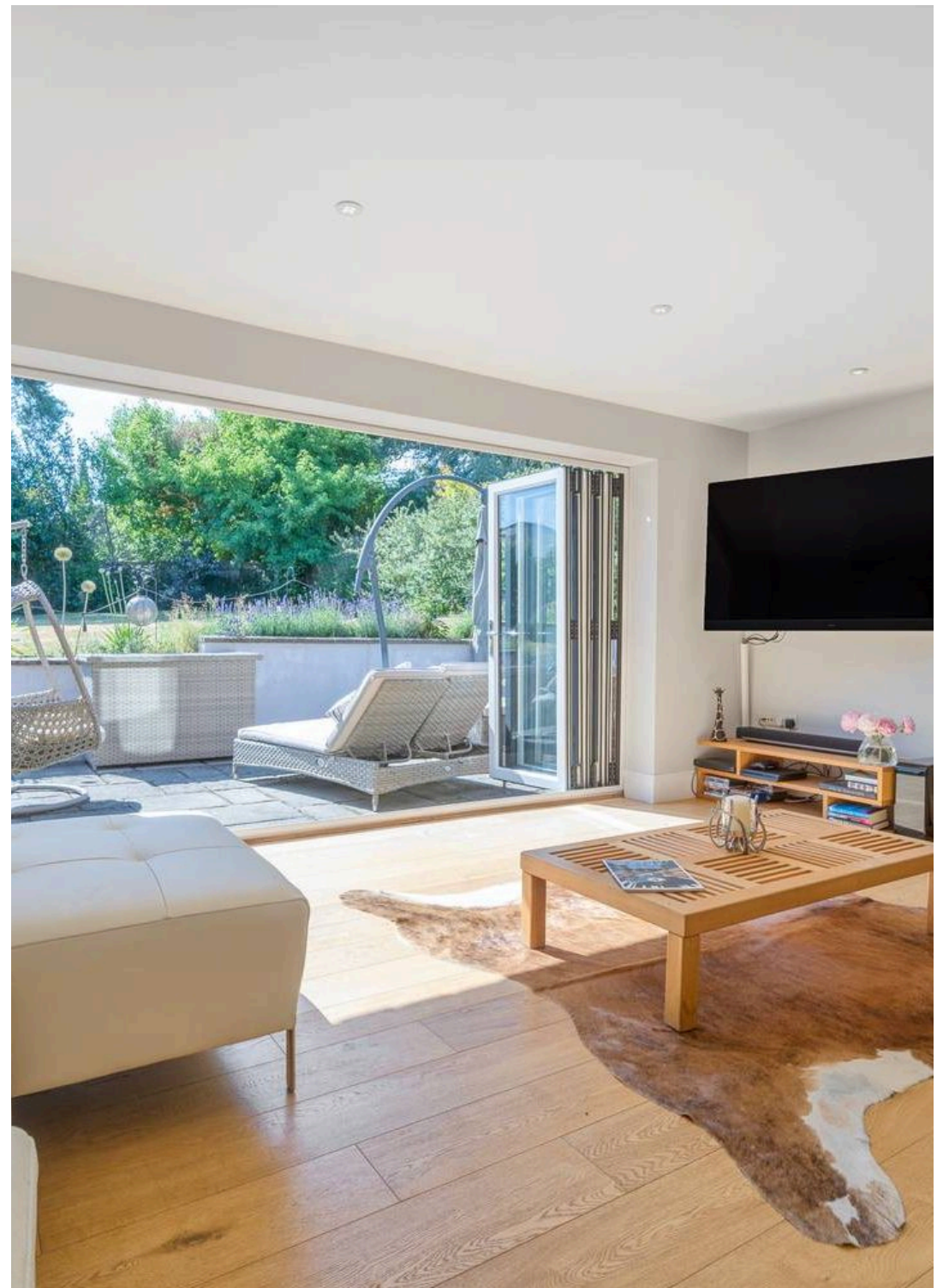
Situated in the highly desirable village of Easebourne, Beech House is an elegant and spacious family residence ideally positioned within walking distance of local schools and the amenities of nearby Midhurst. Offering approximately 2,000 sq ft of versatile living accommodation, this beautifully appointed home blends traditional character with high-specification modern features throughout.

The property comprises an inviting entrance hall, generous sitting room with full width bi-fold doors opening onto a private terrace, bespoke kitchen/dining room with lantern roof, separate reception room which offers a versatile space to enjoy, cloakroom, and a fully fitted utility room. The principal suite benefits from a dressing room and en suite shower room, complemented by three further double bedrooms, a family bathroom with bath and walk in shower, and additional WC. A large integral garage with electric up-and-over door offers secure and convenient parking as well as a brick paved drive offering additional space for three cars.

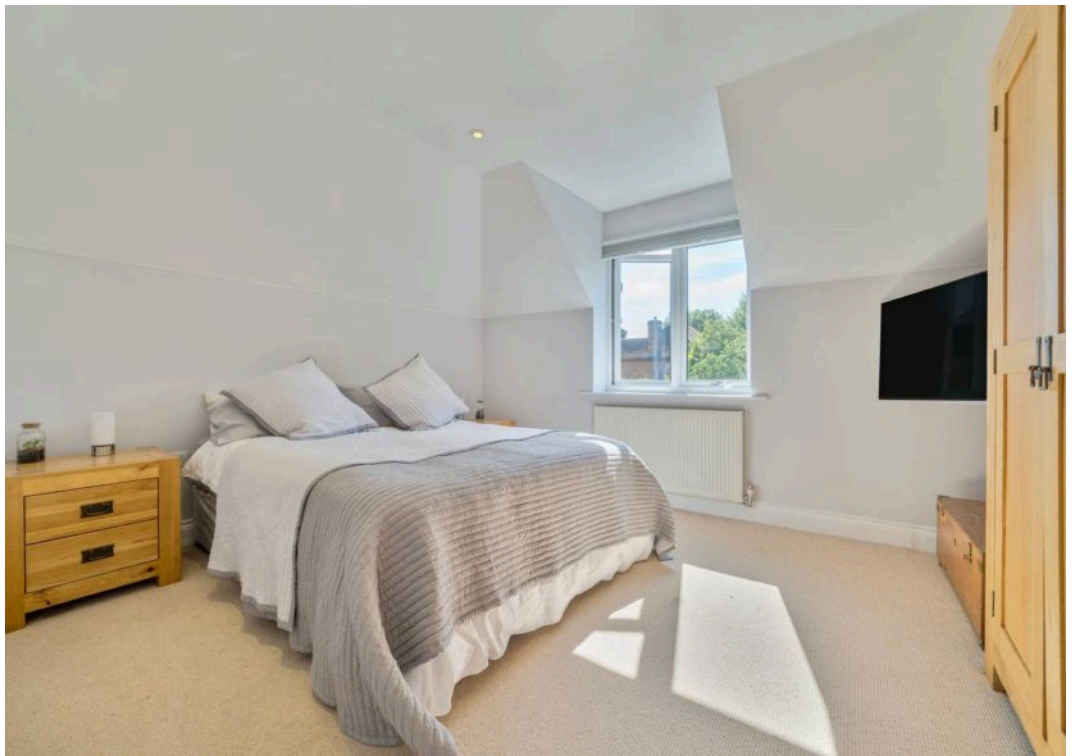
The hand-crafted kitchen showcases granite and oak worktops, a Rangemaster cooker, integrated NEFF appliances, and a glass-fronted wine fridge, all arranged around a central island. Underfloor heating and high-efficiency systems, including a Mega Flo pressurised water system and Nu-Heat digital controls, ensure comfort throughout the seasons. Premium finishes include oak engineered flooring, travertine stone tiling, and smooth plastered ceilings with decorative coving. A state-of-the-art SONOS audio system with integrated speakers features in key rooms and extends to the terrace, while comprehensive TV/FM and data points are installed throughout.

The rear garden faces due west and bathes in natural sunlight for the majority of the day. Flanked with mature borders and specimen trees, the garden provides a peaceful retreat and a blank canvas with a large lawn, perfect for family fun or a green fingered enthusiast.

Externally and internally, Beech House presents as a refined and well-equipped home, ready for modern family living in one of West Sussex's most sought-after village locations.









Dodsley Grove, Easebourne, Midhurst, GU29

Approximate Area = 2000 sq ft / 185.8 sq m

Limited Use Area(s) = 102 sq ft / 9.4 sq m

Garage = 257 sq ft / 23.8 sq m

Total = 2359 sq ft / 219.2 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). © n:checom 2025. Produced for Henry Adams. REF: 1319454





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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.