



An imposing family home with immense character, situated within the stunning and highly sought-after King Edward VII Estate.

Offers in the region of £1,425,000
Kings Drive, Midhurst, GU29 0EX



5
Bedrooms



3
Bathrooms



3 Reception
Rooms



Self-Contained
Studio/Office



Landscaped
Garden

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10 Brackenwood, King's Drive, Midhurst, West Sussex GU29

10 Brackenwood is a modern executive home presented over three floors, with excellent entertaining space, exquisite bedrooms and several break-out areas for home working. The 34' kitchen / family room overlooks the large, south-east facing patio, which is beautifully landscaped for summer barbecues. Brackenwood is just 15 minutes south of Haslemere (London Waterloo 55 minutes) and close to the excellent amenities of Cowdray Park and Midhurst. The area's natural beauty, walks and commutability to London makes this property an extremely attractive residential proposition.

Welcome to a luxurious and contemporary country retreat nestled in the heart of the South Downs at the delightful King Edward VII Estate near Midhurst West Sussex.

This superb five-bedroom detached house offers an impressive 3,578 sq ft of outstanding accommodation divided over three floors, with thoughtfully designed sleek interiors blending modern living with the timeless woodland surrounds.

Approaching the property by a generous driveway with parking for up to five cars, the front gardens are mainly laid to lawn with attractive shrubs and small trees.

Entering into a spacious hallway, you immediately note the superior finish and size of the ground floor accommodation, with two superb reception rooms to the front of the property both with elegant bay windows, a separate formal dining room and a grand family sitting room.

From the hallway your eyes are drawn through to the superb kitchen, dining, family room with two sets of French doors leading out onto the extensive and recently landscaped raised terracing for dining and entertaining. The black aluminium french doors open out onto the wonderful terraced area and their design is such that the kitchen/dining space is flooded with natural light and seamlessly blends the outdoors with the property interior.

There is a useful utility room just off the kitchen with sink and space for washer, dryer, and clothes hanging rails/storage shelving. The kitchen boasts a superb central island with additional storage and wonderful breakfast bar.

There are views to the superbly landscaped and meticulous gardens and the verdant woodland trees beyond.

To the first floor there are two generously sized double bedrooms one with access to a rear balcony and these share a luxurious tiled family bathroom with bath, shower and tall, heated chrome towel rail, generous mirror and deep window shelf.

The sumptuous principal bedroom is stylishly comfortable with luxury ensuite and dressing room with his and her wardrobes. There are french doors leading onto a balcony which spans the length of the property and is a wonderful spot to enjoy a morning tea and read the papers or perhaps a glass of wine in the evening, with views to the woodlands beyond.

Furthermore to the second floor there are two spacious double bedrooms with fitted wardrobes and sharing a stylish tiled shower room, perfect for guests or visiting family to enjoy privacy.

The garden has been meticulously landscaped with thoughtful planting and seated areas. The patio weaves round towards the studio and once entering inside you can either go through to the double garage or up to the wonderful studio above. This space is useful as a gym/office or art studio or indeed as a separate guest bedroom from the main house. There is real flexibility in how the space can be used.

An additional feature of this garage annexe is a downstairs canine wetroom ideal for muddy paws coming in from the woodland walks that surround the property. This was installed by the current owner and is a wonderful benefit for dog owners!









- Welcoming Hall
- Impressive Kitchen / Family Room with two sets of double doors to garden
- Full range of built-in kitchen appliances
- Large Living Room with feature bay windows
- Formal Dining Room
- Additional Study / Playroom
- Triple-aspect Master Bedroom suite features walk-in wardrobes and ensuite bathroom with separate shower.
- Large first floor balcony with views of woodlands and countryside
- Four further bedrooms and two further bath/shower rooms
- Downstairs Utility Room
- Guest Cloakroom
- Self-contained Office / Studio with separate access
- Canine wetroom ideal for muddy paws
- Double Garage and parking for five cars



10 Brackenwood

Gross Internal Floor Area: 3,578 sq ft / 332.45 sq m
(Including garage)



Tenure: Freehold | Service Charge: £2,500 pa

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.





Brackenwood forms part of the King Edward VII Estate and offers 165 acres of private gardens and heathland within the South Downs National Park.

Residents can enjoy the indoor heated swimming pool, steam room and gym.

Ideal for dog walking, the Estate includes a series of beautiful measured walks exclusive to residents. There is also a concierge on hand Monday to Friday who can hold keys and take deliveries if required.



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All enquiries through sole selling agent

Alison Mccarey EXP UK

For appointment to view this stunning home
contact Alison on 07506 730 460


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