



A characterful two-bedroom Victorian cottage blending period charm with modern living in one of Midhurst's most sought-after locations.

Guide Price: £415,000
5 Lutener Road, Midhurst, GU29 9AT



2
Bedrooms



Bathroom &
Shower Room



2 Reception
Rooms



Pretty Rear
Garden



Off-Street
Parking

ALISON MCCAREY ^{POWERED BY} exp TM UK

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5 Lutener Road

Easebourne, Midhurst, GU29 9AT

We are delighted to present 5 Lutener Road, a characterful two-bedroom Victorian cottage tucked away in the heart of the sought-after village of Easebourne. This charming end-of-terrace home has been thoughtfully updated to combine period warmth with modern comfort, offering a generous layout, south-facing garden, and rare private driveway parking. Just moments from Midhurst and the Cowdray Estate, and within easy reach of excellent local schools, countryside walks, and village amenities, it presents an ideal lifestyle opportunity for couples, professionals, or small families looking for charm, convenience, and potential in a vibrant West Sussex setting.

Nestled in the picturesque village of Easebourne, just moments from Midhurst and the iconic Cowdray Estate, 5 Lutener Road is a beautifully presented two-bedroom end-of-terrace Victorian cottage. Blending timeless charm with thoughtful modern updates, this delightful home offers a rare combination of character, convenience, and future potential – all within walking distance of village shops, schools, and scenic countryside.

Set behind a private driveway with parking for up to four vehicles, the property opens into a warm and welcoming bay-fronted lounge. A feature fireplace with a log burner is perfect for chilly evenings and adds a warm, homely feel, while original details and generous natural light enhance the home's charm. Flowing seamlessly through to a spacious dining area and contemporary kitchen, the layout is perfectly suited for everyday living and entertaining alike.

The kitchen features clean lines, modern fittings, and French doors that lead directly out to the south-facing garden – creating a bright, airy connection between indoors and out. At the rear of the property, a downstairs WC with additional shower adds further practicality – ideal for guests or day-to-day use. Outside, the sunny rear garden is a peaceful retreat, complete with a generous shed ideal for storage, hobbies, or workshop use.

Upstairs, the principal bedroom offers a tranquil sanctuary, complete with a versatile dressing or study area– perfect for remote work, reading, or a nursery corner. A stylish bathroom with shower serves both bedrooms, thoughtfully designed in calming tones.

A rare gem in this desirable village, 5 Lutener Road also offers scope to extend (subject to planning permission), presenting a valuable opportunity to further enhance and personalise the space over time.

Ideally positioned just moments from 5 Lutener Road, the renowned Cowdray Estate offers easy access to its Farm Shop & Café, Polo Grounds, and Golf Club – perfect for relaxed weekends and countryside pursuits. The nearby town of Midhurst provides a range of independent shops, cafés, and well-regarded schools, while the surrounding South Downs National Park invites scenic walks, cycling, and outdoor adventure – all combining to make this a truly enviable West Sussex location.

An early viewing is highly recommended to appreciate all this charming home has to offer.

54 min

London Waterloo
from Haslemere station

24 miles

Guildford
by car

8.4 miles

Haslemere station
by car

3 minutes

Midhurst High Street
by car

1.4 miles

Cowdray Park
by car

10 miles

Petersfield
by car

12 miles

Chichester
by car

28 miles

Portsmouth
by car









- Traditional Victorian cottage with charming period features
- Sought-after village location within walking distance of local shops and amenities
- Two spacious double bedrooms filled with natural light
- Additional dressing room, study space or nursery off the principal bedroom
- Stylish family bathroom upstairs and additional ground floor shower room with WC
- Contemporary kitchen with French doors to garden and separate dining area
- Private driveway with off-street parking for up to four vehicles
- Pretty, south-facing rear garden with generous shed/workshop
- Excellent potential to extend (subject to planning permission)
- Walking distance to well-regarded local schools and nurseries
- Moments from Cowdray Farm Shop, café, polo grounds and golf club
- Just a 3-minute drive to Midhurst High Street and its independent shops and cafés
- Surrounded by the natural beauty of the South Downs National Park

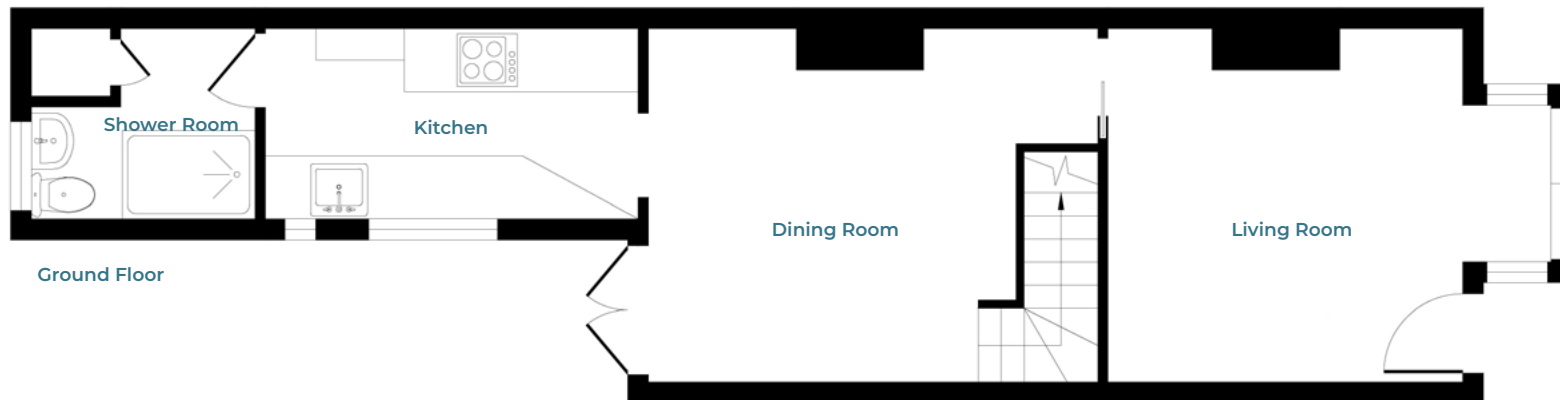


5 Lutener Road Easebourne, Midhurst, GU29 9AT

Approximate Area: 777 sq ft / 72.20 sq m



First Floor



Ground Floor

Ground Floor

Living Room	11' 0" x 11' 0"	(3.36m x 3.36m)
Dining Room	14' 0" x 11' 0"	(4.26m x 3.36m)
Kitchen	11' 8" x 5' 11"	(3.55m x 1.81m)

First Floor

Principal Bedroom	11'0" x 10'11"	(3.36m x 3.33m)
Bedroom Two	12' 3" x 8' 4"	(3.7m x 2.5m)

Tenure: Freehold

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 shown.



Midhurst is a picturesque market town nestled in the heart of the South Downs National Park, where historic charm meets natural beauty, creating an idyllic setting for shopping, dining, and exploring the surrounding countryside.

Steeped in heritage, Midhurst is known for its medieval architecture, cobbled streets, and the impressive ruins of Cowdray House—once visited by Henry VIII and Queen Elizabeth I. The town's vibrant cultural scene includes independent galleries, artisan shops, and regular local events that celebrate its rich history and creative spirit.

Families are drawn to Midhurst for its excellent schools, including the highly regarded Midhurst Rother College, and a welcoming community atmosphere that supports a high quality of life for all generations.

Surrounded by rolling hills, ancient woodlands, and scenic walking trails, Midhurst is a haven for outdoor enthusiasts. Whether it's hiking the South Downs Way, enjoying a round of golf, or attending world-class polo at Cowdray Park, the town offers a wealth of recreational opportunities.

Despite its rural charm, Midhurst enjoys strong transport connections. It's within easy reach of Haslemere station, offering direct trains to London Waterloo in under an hour, and close to the A3 and A272, linking residents to Guildford, Chichester, and the south coast. For international travel, Gatwick and Heathrow airports are both accessible within 90 minutes.



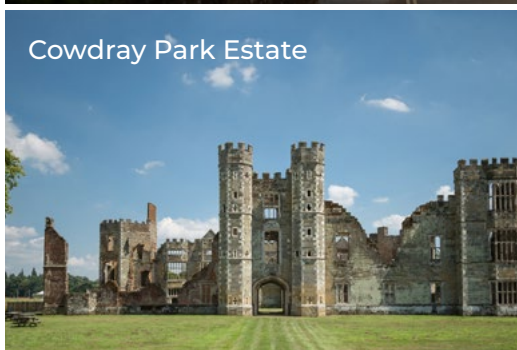
Midhurst



Cowdray Park Golf Club



Goodwood Motorsport



Cowdray Park Estate



South Downs National Park



Polo at Cowdray

5 Lutener Road Easebourne, Midhurst, GU29 9AT

A charming two-bedroom Victorian cottage in Easebourne, just moments from Midhurst, Cowdray Estate, and scenic South Downs walks.

All enquiries through sole selling agent

Alison Mccarey EXP UK

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

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