



**Knockhundred Row, Midhurst, West Sussex**  
**Price Guide £465,000 Freehold**

CHURCH VIEW KNOCKHUNDRED ROW  
MIDHURST WEST SUSSEX GU29 9DQ

Price Guide £465,000

Grade II listed building	Approximately 2300 sqft
4 Bedrooms	Bathroom
Sitting Room	Dining Room
Kitchen	Cloakrooms
Ample Storage	Boarded open attic space with windows



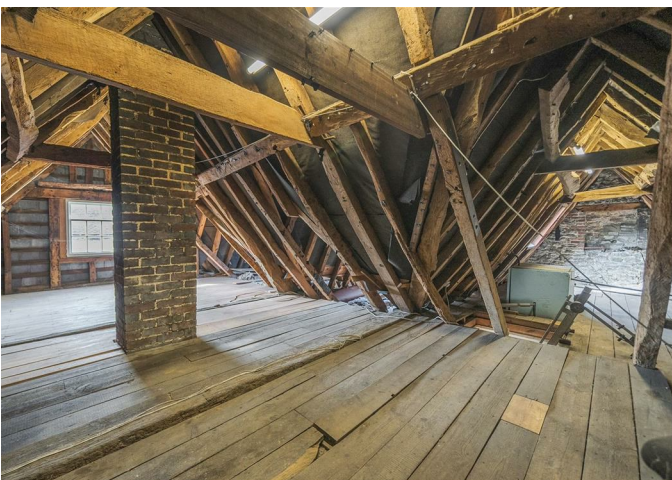
**A very interesting and unusual  
Grade II listed period cottage in  
the centre of Midhurst,  
previously it was used as a  
commercial premises.**

#### THE PROPERTY

Church View is believed to date back to the 17th century having been built on the footings of an earlier property. There have been additions and changes over the years (including residential use), but a lot of the original features still remain within the property, including sash windows, panelled doors and exposed oak beams with good ceiling height. In all a very interesting and unusual property with a variety of uses, but there is no outside space, cellar or parking. A cavernous property with an interesting appeal to somebody who wants to be in the centre of Midhurst in a very attractive and spacious period property.

Collectively the floor space is approaching 2300 sqft, the second floor which has natural light through 3 recently renewed Velux sky lights and a sash window, this hasn't yet been converted and is currently accessible via a loft ladder however, there is scope to put in a fixed staircase. A possible opportunity for High Multiple Occupation (HMO), subject to planning or an occupier running their own business, shop, boutique or niche operation, a multitude of uses subject to the necessary consents.

Viewing is highly recommended.



## OUTSIDE & PARKING

Please note there is no outside amenity space or parking (parking available in the road & permits are available for the town car park).

## SITUATION

Church View is located in the historic market town of Midhurst which is located amidst the South Downs National Park. Midhurst offers a varied range of shops, restaurants, cafes and bars, as well as excellent recreational facilities and a sports leisure centre.

Midhurst and the surrounding areas are home to some of the top-performing state and private schools. The mainline station in Haslemere is 10 miles away and has a direct fast train link to London Waterloo in 55 minutes.

Located nearby is the famous Cowdray Park which has a golf course and a polo field, where they host various events. In Chichester the nearby town, is Goodwood, which holds the Goodwood Festival of Speed, Goodwood Revival and various horse racing events.

Cowdray Park - 1.7 miles  
Goodwood Racecourse - 7.7 miles  
Haslemere mainline station - 8.7 miles  
Haslemere town centre - 8.3 miles  
Chichester town centre - 27.2 miles

All distances are approximate

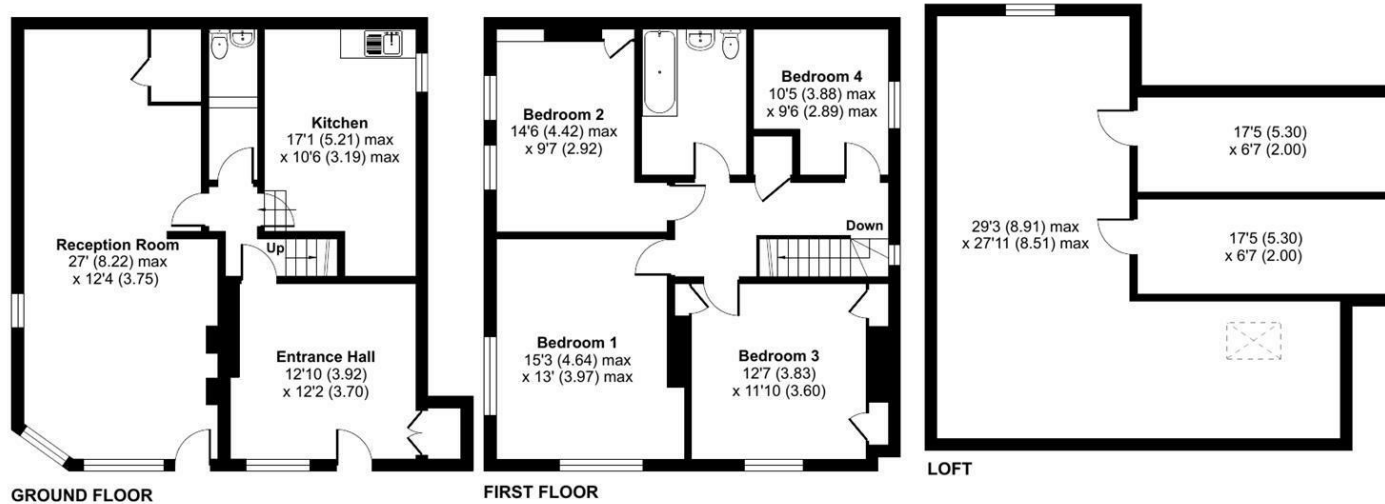
# Church View, Midhurst, GU29

Approximate Area = 1618 sq ft / 150.3 sq m

Loft = 779 sq ft / 72.4 sq m

Total = 2397 sq ft / 222.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1190365

## LOCAL AUTHORITY

Chichester

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

26th November 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

## DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst). Follow the A286, driving through Kingsley Green, Fernhurst and Henley before arriving into Midhurst. Once in Midhurst the A286 will become Dodsley Lane, once you reach the roundabout, take the 3rd exit onto North Street, straight over the 2nd roundabout and Knockhundred Row is the first left turning and the property is after the first corner on your right hand side.

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

