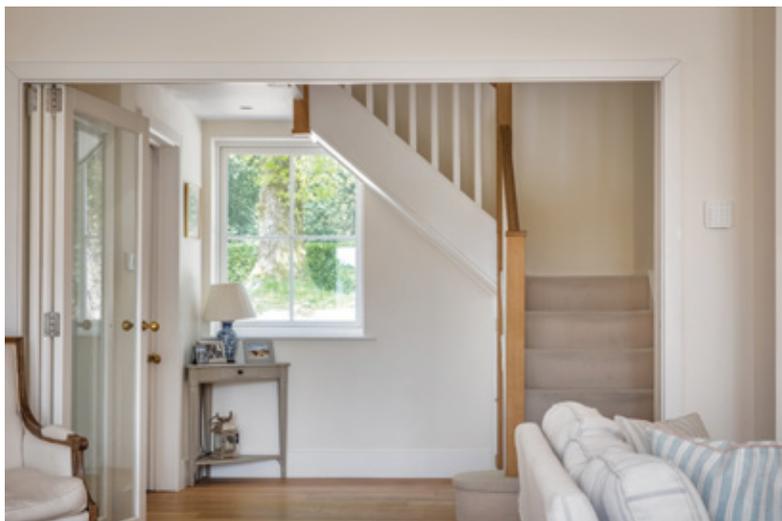




Bepton Common, Bepton, West Sussex

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A spacious detached family home, which has been extended and **modernised throughout** by its current owners.

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### Summary of accommodation

**Ground Floor:** Entrance hallway | Open plan kitchen/breakfast/living room  
Utility room | Cloakroom | Family room | Study

**First Floor:** Principal bedroom with en suite bathroom | Guest suite  
Three further bedrooms | Family bathroom

**Outside:** Terrace area | Lawned gardens to rear | Ample off road parking

In grounds of just over 1 acre







## The property

Boasting the latest in technological advancements for a family home, this residence offers a seamless blend of comfort and sophistication.

The expansive open plan kitchen/breakfast/living room is flooded with natural light and features French windows that lead out to the rear terrace, creating a seamless indoor-outdoor flow. Complementing the kitchen is a convenient utility room, while a study and family room provide flexible spaces for work or relaxation. A cloakroom completes the ground floor layout.

Upstairs, the main bedroom awaits with its en suite bathroom and generous wardrobe space. Accompanying it, is a guest suite and three additional bedrooms, which are serviced by a family bathroom.

Outside, the property is set in just over one acre of gardens, featuring a private terrace area to the rear of the property perfect for al fresco dining and entertaining. A garage/outbuilding provides ample storage space, with parking and driveway to the front of the property ensuring convenience for multiple vehicles.

## Location

Bepton Common is tucked away in the country hamlet of Bepton, approximately 0.9 miles west of Midhurst in an Area of Outstanding Natural Beauty, now incorporated within the newly designated South Downs National Park. The hamlet is home to both a public house (The Country Inn) and a church, and is surrounded by open countryside with a backdrop of the South Downs. Of note, the recently opened Park House Hotel offers spa, leisure and dining facilities and is approximately 1.5 miles away from the property.

The historic market town of Midhurst has a variety of shops for day to day needs, a golf club and the famous Cowdray Polo grounds. More extensive facilities are well catered for at Chichester and Petersfield, which lie about 12 and 9.5 miles away, respectively. There is access to London via the A3 at Petersfield, linking into the M25 and the National Motorway Network. A regular fast South West train service runs from Haslemere to London Waterloo, taking about 56 minutes. There is an excellent range of schools in the area, including Bedales, Ditcham Park and Churcher's at Petersfield, Seaford College near Petworth, Highfield and Brookham in Liphook and St Edmunds in Hindhead. Recreational facilities also include racing at Goodwood and Fontwell Park, as well as sailing on the South Coast.

In addition to the golf course in Midhurst, there are two courses in Petersfield and one in Pulborough. Access onto a network of footpaths and bridleways over the South Downs provide extensive opportunities for walking, riding and cycling.

## Distances

Midhurst town centre 0.9 miles, Petersfield (A3) 9.5 miles (London Waterloo 66 minutes), Haslemere 10 miles (London Waterloo 54 minutes)  
Chichester 12 miles (All distances and times are approximate)

## Services

We are advised by our clients that the property has mains gas, mains electric, mains water and rainwater harvesting system.





## Viewings

Strictly by appointment with agent.

## Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

## Property information

**Tenure:** Freehold

**Local Authority:** Chichester County Council

**Council Tax:** Band G

**EPC Rating:** C



## Approximate Gross Internal Floor Area

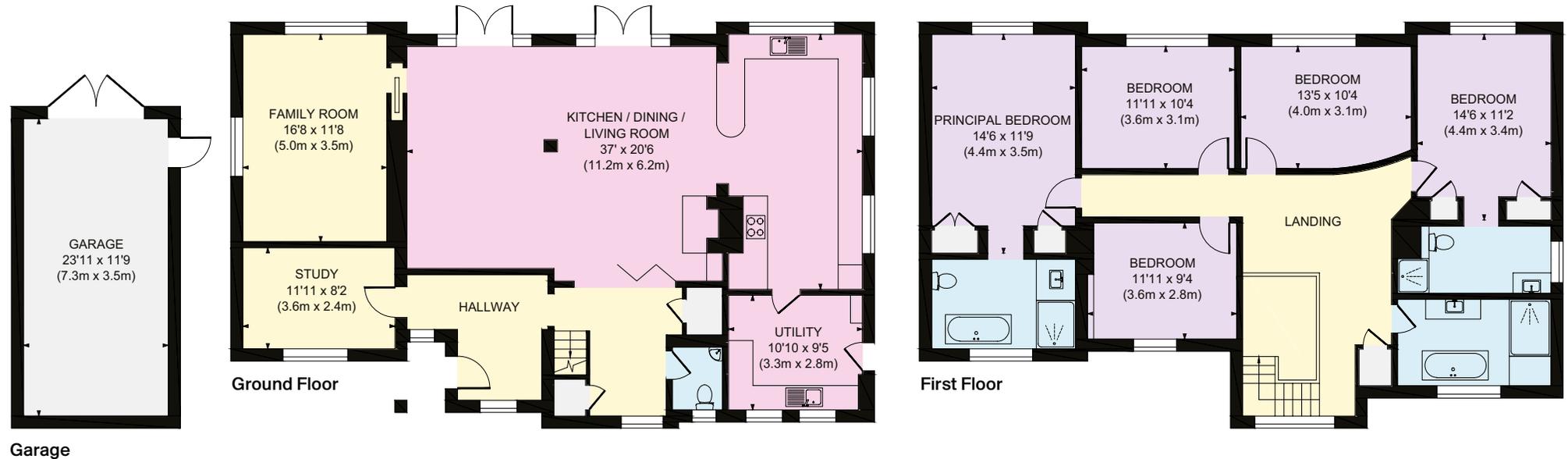
Main House 2850 sq. ft / 264 sq. m

Garage 281 sq. ft / 26.13 sq. m

Total 3131 sq. ft / 290.13 sq. m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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