

Sarsgrove

Midhurst, West Sussex





An outstanding and immaculate family home in a private yet convenient position near Midhurst in the South Downs National Park.

Midhurst 3.4 miles, Haslemere (mainline station) 7 miles (London Waterloo 56 minutes), Petworth 8 miles, Petersfield 13 miles, Chichester 16 miles, Guildford 22 miles, London 54 miles
(Distances and times approximate).


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Summary of accommodation

Entrance hall | Drawing room | Dining room | Kitchen/Breakfast room/Orangery | Study | Utility room | Cloakroom

Principal bedroom suite with balcony | Guest suite with balcony | Three further bedrooms (one of which is en suite) | Family bathroom

Outbuildings, Garden and Grounds

Drive | Garden | Pond | Terrace | Garden room | Gazebo | Ample parking | Triple garage

in approximately 0.77 acres

Situation

Sarsgrove is situated within Crown Wood on Kings Drive, on a secluded, no through lane near the former King Edward VII Hospital. Not only does the house sit within the South Downs National Park, but also within an Area of Outstanding Natural Beauty and a Conservation Area. The property benefits from being a short drive away from Midhurst, a market town which offers a mix of historical sites, including the Tudor Cowdray House ruins, the Victorian Cowdray Park, and the popular Cowdray Farm shop and café. More comprehensive shopping options are available in the nearby towns of Haslemere, Petersfield, and Chichester.

The area boasts excellent transport links, with Haslemere's station offering fast access to London Waterloo in 56 minutes and the A3 to London, the south coast, and regional airports like Heathrow, Gatwick, and Southampton. The location also offers access to numerous well-regarded schools, including Midhurst Primary School and Midhurst Rother College, Easebourne CE primary school, Bedales, Ditcham Park and Churcher's at Petersfield, Seaford College at Petworth, Highfield and Brookham at Liphook and St. Edmund's at Hindhead.

Recreational and sporting facilities in the area include The Chichester Festival Theatre in Chichester, polo at Cowdray Park and horse racing at Goodwood and Fontwell Park. The Goodwood estate also hosts the world-renowned motoring events the Festival of Speed and the Revival. There are golf courses at Midhurst, Petersfield, Liphook, and Goodwood. A real highlight to the property is its proximity to National Trust walks, such as Woolbeding Common, and 'measured walks' around the wider estate.



The Property

A substantial yet elegant family home, Sarsgrove has all the conveniences for a family. It is apparent on passing through the gates that this Millgate home was built and maintained to a reassuringly high standard and then reinforced by our client's adherence to clean lines, and fastidious upkeep resulting in a house that is both liveable and refined. There are plentiful and generously proportioned reception rooms, which seamlessly create a wonderful inside-outside flow with an ample number of doors, these together with the large windows allow natural light and garden views to flood in whilst creating an effortless connection to the terrace and surrounding gardens.

At the heart of the home lies an expansive kitchen-breakfast room and a beautifully light-filled orangery. This thoughtfully arranged space balances openness with distinct areas for dining, cooking, and relaxing, all bathed in natural light and framed by garden views. Its generous proportions and considered layout lend themselves to a variety of lifestyles and occasions. The Charles Yorke kitchen and joinery seen here and dotted around the house is effortlessly elegant, and frames perfectly the modern Falcon range and integrated fridge freezer. Further to the ground floor is the large drawing room with a gas fire at its heart, a bright dining room with dual aspect, and well-located study situated in a quiet corner off the entrance hall.





To the first floor one notes immediately the superb ceiling heights which serves to enhance the superb sizes of all five bedrooms. The principal bedroom suite offers a generous layout which includes a Charles Yorke joinery dressing room, an en suite bathroom with premium Villeroy and Boch sanitary-ware, and a large balcony. The guest suite also benefits from a smaller dressing room, bathroom en suite, and balcony. The three further bedrooms are all good-sized doubles and enjoy lovely views from various aspects around the property, built-in wardrobes.



Gardens and Grounds

The gardens at Sarsgrove are mainly laid to lawn, bounded by mature tree and shrub borders. Trees include multiple Corsican Pines, silver birch, feature Yew, flowering Cherry and Tulip, and with shrubs including Photinas, together with a wide selection of rhododendrons and ornate buxus balls. Notably there is timed and zoned auto-irrigation in place across the lawns and beds, which is fed from the mains. There is also an attractive pond with shallow waterfall which adds to the feel of peacefulness and calm our clients have created. During their ownership, they introduced a Crane garden room which offers a spacious interior, ideal for use as a studio, office or relaxation space. Thoughtfully designed with plentiful natural light and quality craftsmanship, it also features an integrated sauna, thus creating a private wellness retreat within the tranquil gardens.

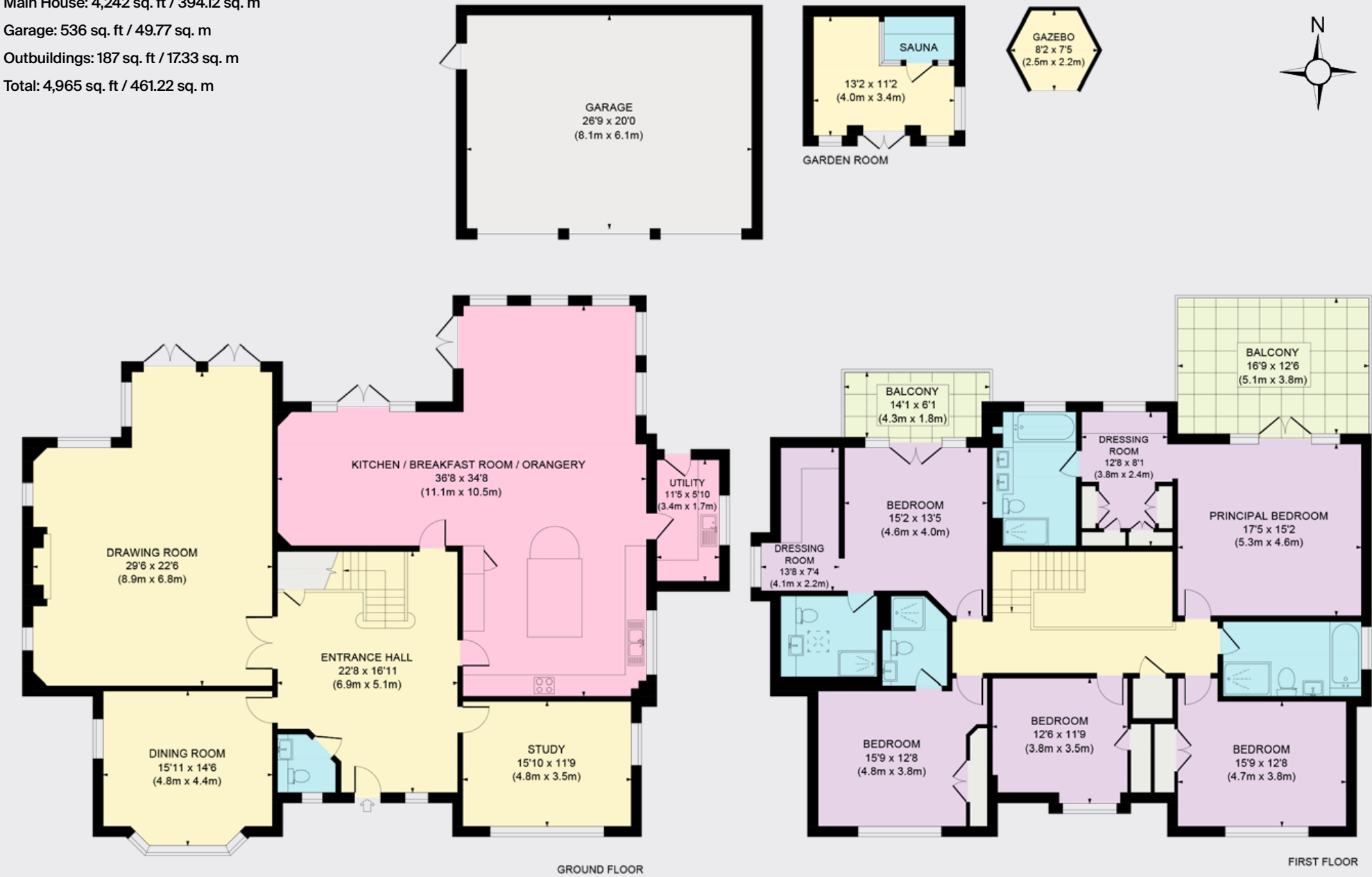
Across the rear of the property is a deep stone terrace, providing superb entertaining space; and an attractive gazebo directly opposite across the lawn up a Cotswold stone path lined with Standard Photinias, which are illuminated automatically from dusk (these are light-sensor and timer controlled).

The front of the house along its southern boundary, traditional post and rail fencing lends a classically countryside feel, while access is provided through an elegant estate-style gate, offering a welcoming and refined entrance. There is plentiful parking on the drive, in addition to the substantial triple-bay garage; this building has loft and wall insulation.

Within the use of the property are the excellent residents' amenities of the Kind Edward VII development (see Agents Note), located a short walk from the house. These include the outstanding Gertrude Jekyll gardens, surrounding walks, a gym, swimming pool with steam room, together with the large Dining Room and Library in the main building. All of which can be booked via a resident's online booking system.

FLOORPLANS

Approximate Gross Internal Floor Area
Main House: 4,242 sq. ft / 394.12 sq. m
Garage: 536 sq. ft / 49.77 sq. m
Outbuildings: 187 sq. ft / 17.33 sq. m
Total: 4,965 sq. ft / 461.22 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.

PROPERTY INFORMATION

Property Information

Services:

We are advised by our clients that the property has mains electricity, gas, drainage and water (latter supplied by a nearby reservoir via a management company). Of note the property benefits from zoned underfloor heating across both floors, and fibre internet to the door.

Agents Note:

1. Cats are not permitted

2. The property is subject to an annual maintenance fee, which as of May 2025 is £3,466 p/a. Included in this is the owners use of the private gardens, swimming pool, gym, Library and Dining Room within the Kind Edward VII development.

Tenure:

Freehold.

Local Authority:

Chichester District Council – 01243 785 166

South Downs National Park – 01730 814810

Council Tax:

Band H

EPC:

Band B

Postcode:

GU29 0BH

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Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





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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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Particulars dated May 2025. Photographs and videos dated May 2025.

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