

# 2 Market Square

Midhurst, West Sussex



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## Midhurst, West Sussex

A charming Grade II listed cottage with a courtyard garden in the heart of Midhurst.

High Street, Midhurst 170 yards, Petworth 6.6 miles, Haslemere 8.8 miles (London Waterloo 56 minutes), Petersfield 10 miles (London Waterloo 66 minutes), Chichester 12 miles, Guildford 23 miles, London 55 miles (Distances and times are approximate)

### Accommodation and Amenities

Ground floor: Sitting room | Dining room | Kitchen | Cloakroom/Utility room

First floor: Two further bedrooms | Bathrooms

Second floor: Double bedroom | En suite bathroom

Cellar with studio/workspace potential | Store

Courtyard garden

### Haslemere

1 West Street, Haslemere  
GU27 2AB

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haslemere@knightfrank.com

**knightfrank.co.uk**

## Situation

2 Market Square is situated in the older part of historic Midhurst in the heart of the South Downs National Park. The town is situated on the river Rother and is home to the ruin of the Tudor Cowdray House and stately Victorian Cowdray Park. Midhurst is almost equidistant between Petersfield and Petworth and offers a wide range of local shops and services.

More comprehensive shopping facilities are available in the nearby towns of Haslemere, Petersfield and Petworth as well as the Cathedral City of Chichester. Haslemere is approximately 8 miles away and has a mainline station providing fast rail access to London Waterloo in approximately 56 minutes. There is good access to London and the south coast via the A3 which links to the M25 and the national motorway network. Gatwick, Heathrow and Southampton airports are within approximately 37, 50 and 48 miles respectively.

There is a wide range of schools in the area including Midhurst Primary School and Midhurst and Rother College in Midhurst, Conifers Nursery and Preparatory School in 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 racing at Goodwood and Fontwell Park. There are golf courses at Midhurst, Petersfield and Pulborough, as well as excellent riding and walking within the local area.

## 2 Market Square

An attractive Grade II Listed cottage believed to originate from the 15th Century. It is beautifully presented with plentiful accommodation set over four floors, including the

cellar which has been converted with the intention of being used as a studio/work space. The property has been fully modernised with new electrics and Hive heating system, but retains many period features, which include wooden square paned windows with external shutters and original wooden beams throughout.





The front door opens to the dining room, which has built-in cupboards with plenty of storage. The sitting room leads off the dining room and is dual aspect, over-looking both the market square to the church and the courtyard garden to the rear. It is beautifully light and airy and boasts a new wood-burning AGA stove and built-in bookshelves. From the sitting room, an attractive staircase leads to the first floor where there the family bathroom and two double bedrooms, each with views over the market square. On the second floor is a third, spacious double bedroom with an en suite bathroom.

To the rear of the property is the kitchen, featuring a slate tiled floor, granite counter-tops and a sleek white modern kitchen. The kitchen leads to the utility room/cloakroom. The private south-facing courtyard is accessed through the kitchen and has built-in seating and space for a table, chairs and barbecue.

From the courtyard, steps lead down to the cellar, which has been converted with quarry tiled floor, built-in shelving, central heating and telephone/TV points. There is the potential for an incoming purchaser to use as a studio/work space. There is a separate, spacious store room at the far-end of the cellar.

## Services

We are advised by our clients that the property has mains water, electricity, drainage and gas central heating

It is possible to rent a parking space in the Market Square from the Town Council at nominal rates. Alternatively, parking spaces can be rented from the Cowdray Estate subject to availability.

## EPC

Rating E

## Viewings

All viewings are strictly by prior appointment with Knight Frank.



**Approximate Gross Internal Floor Area  
140.2 sq.m/1,509 sq.ft.**

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.



## Local Authority

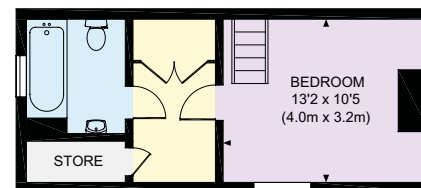
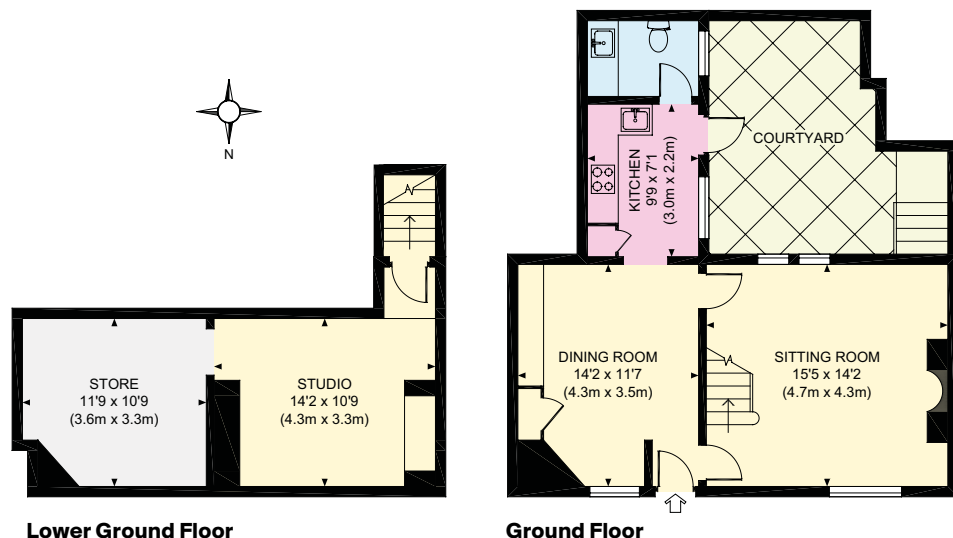
Chichester District Council - 01243 785166

## Directions (GU29 9NJ)

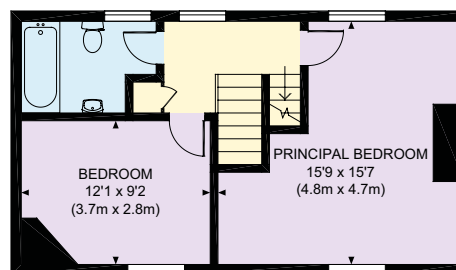
From London take the A3 past Guildford, then take the Milford exit, proceed through Brook and Grayswood towards Haslemere and follow the A286 to Midhurst. At the miniroundabout, turn right and continue up the High Street, past the Angel Hotel, then turn left into Knockhundred Row. Go around the corner, downhill past the Church and then turn left and 2 Market Square will be found on the right-hand side.

## 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.



**Second Floor**



**First Floor**

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**I would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

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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