

45 Pitsham Wood, Midhurst, GU29 9QZ

Offers in the Region of £425,000

Henry Adams
estate agents





45 Pitsham Wood, Midhurst, GU29 9QZ

Freehold / EPC:D / Council Band: D

A modern detached bungalow, pleasantly positioned within a quiet cul-de-sac of similar properties on the edge of Midhurst. The property offers well-proportioned and versatile accommodation, complemented by off-road parking, a garage and an attractive rear garden, with the added benefit of a delightful wooded area beyond.

The accommodation centres around a comfortable living room, opening into a generous conservatory overlooking the rear garden and providing a light and relaxing additional reception space. There is also a fitted kitchen, three bedrooms, a shower room and separate cloakroom.

Two of the bedrooms are good-sized doubles with useful built-in storage, while the third offers excellent flexibility and could equally be used as a dining room, home office or occasional bedroom. Depending on individual requirements, there is also scope to reconfigure the two rooms at the rear to create a particularly spacious open-plan living area overlooking the garden.

Outside, the main rear garden has been arranged with ease of maintenance in mind, with a paved patio providing an ideal setting for outdoor seating, together with established borders and a useful garden shed.

A particularly appealing and unusual feature is the additional area of garden beyond. Steps lead down into a small wooded glade, where a shallow stream and charming bridge create a peaceful and secluded setting. Surrounded by mature planting and providing a natural habitat for wildlife, this area adds another dimension to the garden and is protected by covenants against development, helping to preserve its attractive natural character.

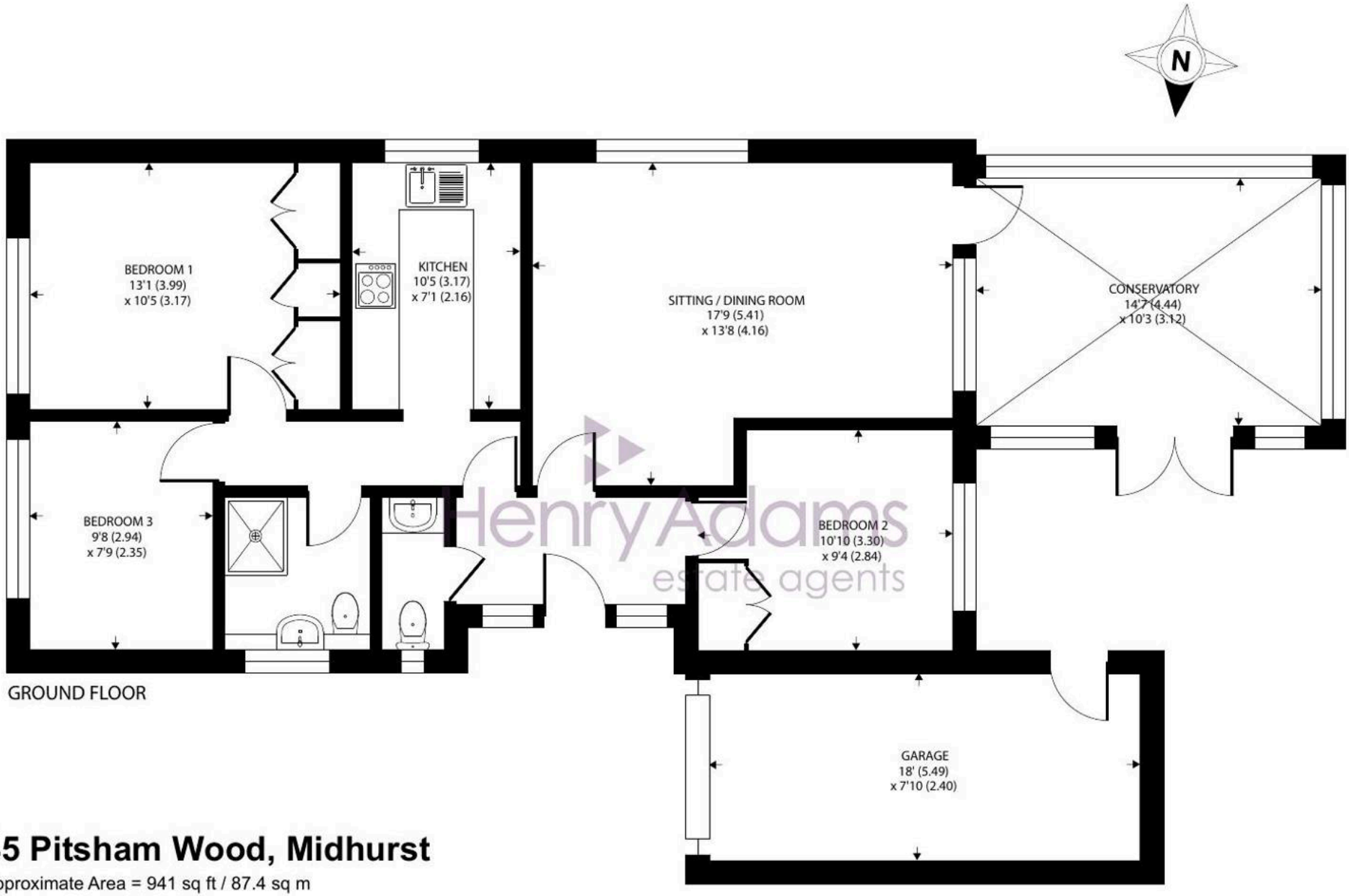
To the front, a private driveway provides off-road parking for approximately three vehicles and leads to a single garage.











GROUND FLOOR

45 Pitsham Wood, Midhurst

Approximate Area = 941 sq ft / 87.4 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 1084 sq ft / 100.6 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views.