



DANIEL ARROWSMITH

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exp UK

Independent Estate Agent



22 Highfield Close, Easebourne

Guide Price £440,000

3 1 2



If you looking for a well located family home in a superb village in close proximity to both Easebourne Primary School and Midhurst Rother College look no further. I am delighted to share with you 22 Highfield Close a house designed for families and with extension possibilities.

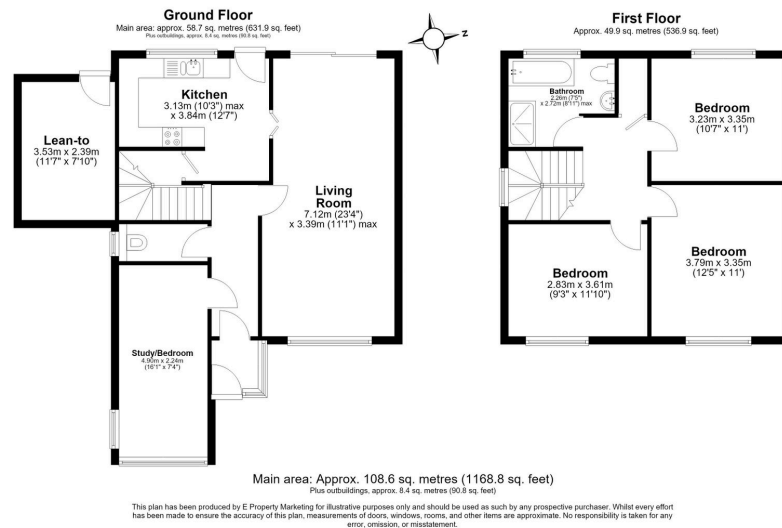
With a generous driveway to the front this corner plot home approach is welcoming. There is front porch with storage for the essentials. The ground floor is extensive with the conversion of a garage to provide and extra versatile room. There is double lounge to include a dining area, a separate kitchen with access to the rear garden.

The first floor boasts three generous bedrooms with a family bathroom that has both a bath and shower.

The garden is West facing meaning afternoon sun to a patio and laid lawn area.

Easebourne village lies to the North of Midhurst in the rolling Sussex countryside now part of the South Down National Park. Midhurst offers a good range of local amenities including shopping facilities, schools, churches sporting and recreational activities. The area is known for its outstanding natural beauty and is crisscrossed by miles of foot and bridle paths, ideal for both walking and riding. There are a wider range of amenities available in Haslemere found to the North where there is the mainline railway station connecting to London Waterloo in under an hour. There is polo and golf at Cowdray Park, as well as horse racing at Goodwood and further golf available in Liphook and Hindhead. Yachting is catered for at Chichester to the South.





- Three Bedroom House
- Double Reception Room
- Generous Rear Garden
- Converted Garage
- Extension Possibilities
- End of cul-de-sac Location
- Separate Kitchen
- Workshop to the Side of the House
- Excellent Schools in Walking Distance



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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