



12 Guillards Oak, Midhurst, GU29 9JZ

Offers in the Region of £725,000





12 Guillard's Oak, Midhurst, GU29 9JZ

Freehold / EPC: C / Council Band: G

12 Guillard's Oak occupies an enviable elevated position within this popular development, offering generous and versatile accommodation, together with the convenience of being just a short walk from the heart of Midhurst and its excellent range of amenities.

From the moment you arrive, the property's commanding position and far-reaching views across Guillard's Oak and towards Midhurst immediately set it apart. Its balanced frontage and attractive appearance create a welcoming first impression, hinting at the well-presented interiors beyond.

Inside, a bright and spacious entrance hall provides a warm welcome and leads through to the principal reception rooms. The sitting room is a particularly comfortable space, featuring a large bay window that frames the views to the front, a fireplace for colder evenings, and doors opening into the conservatory and garden beyond. The dining room also enjoys a bay window with pleasant outlooks and offers excellent flexibility, whether used for formal dining, family gatherings, a playroom or a hobby room.

Positioned to the rear of the house, the kitchen forms the heart of the home. Fitted with an extensive range of wooden wall and base units, complemented by work surfaces and attractive slate flooring, it is a practical and inviting space. Skylights allow natural light to flood in, creating an ideal environment for family life, entertaining, or simply enjoying a quiet moment at the end of the day.



12 Guillards Oak, Midhurst, GU29 9JZ

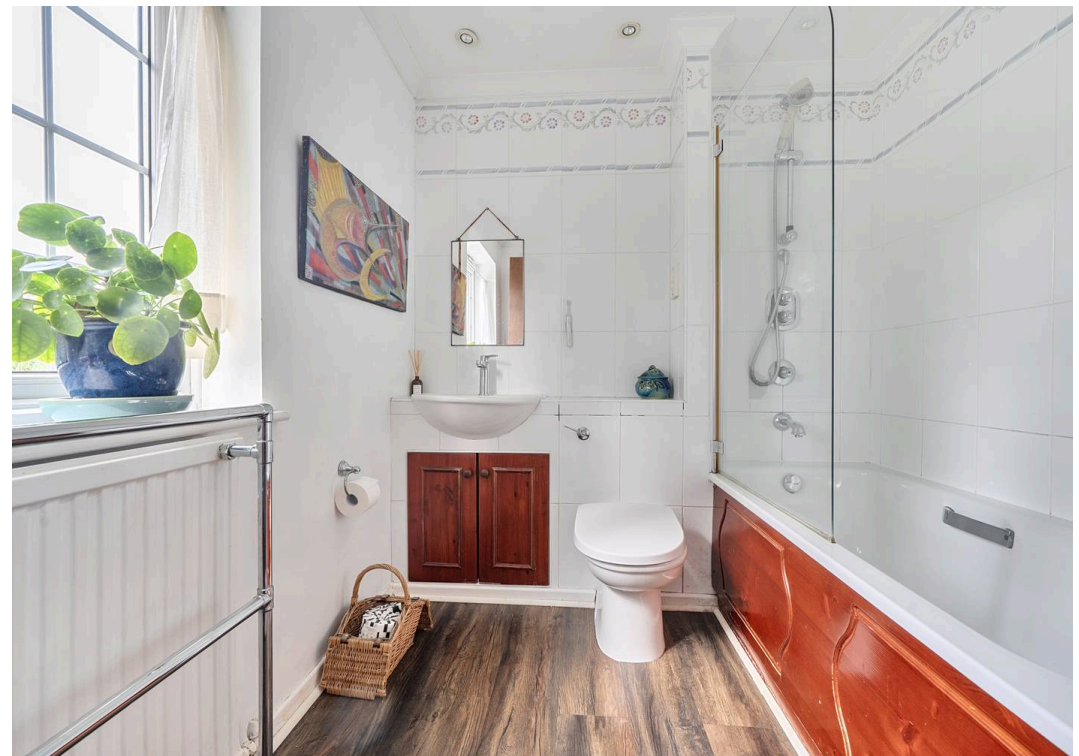
The conservatory provides an additional reception area, perfectly suited to relaxing with a book, enjoying views of the garden, or spending time with family and friends. Practicality has also been carefully considered, with a ground floor shower room and separate utility room offering convenience for day-to-day living.

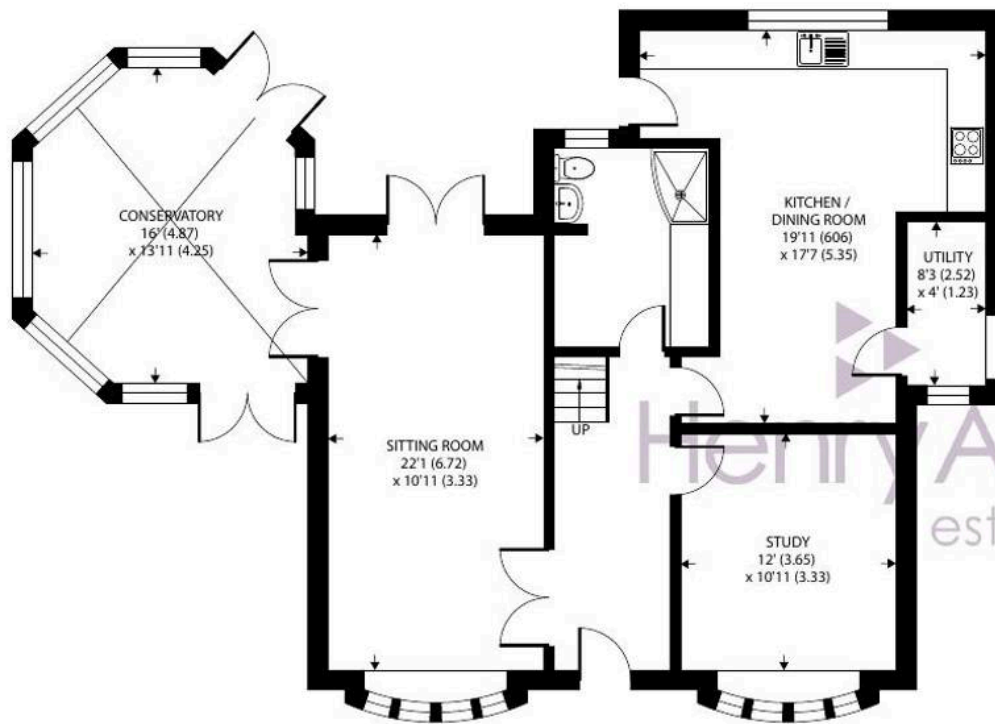
Upstairs, the sense of space continues with three well-proportioned double bedrooms, each benefitting from built-in storage, alongside a comfortable single bedroom that would work equally well as a nursery, study or home office. The family bathroom is bright and well-appointed, finished in a simple and timeless style.

Outside, the property enjoys a prominent elevated plot with excellent kerb appeal, ample driveway parking and a garage. To the rear, the enclosed garden has been designed with ease of maintenance in mind, featuring established shrubs, mature trees, well-stocked borders and a paved terrace. It is a delightful setting for outdoor dining, entertaining, or simply enjoying the peace and privacy of the surroundings.

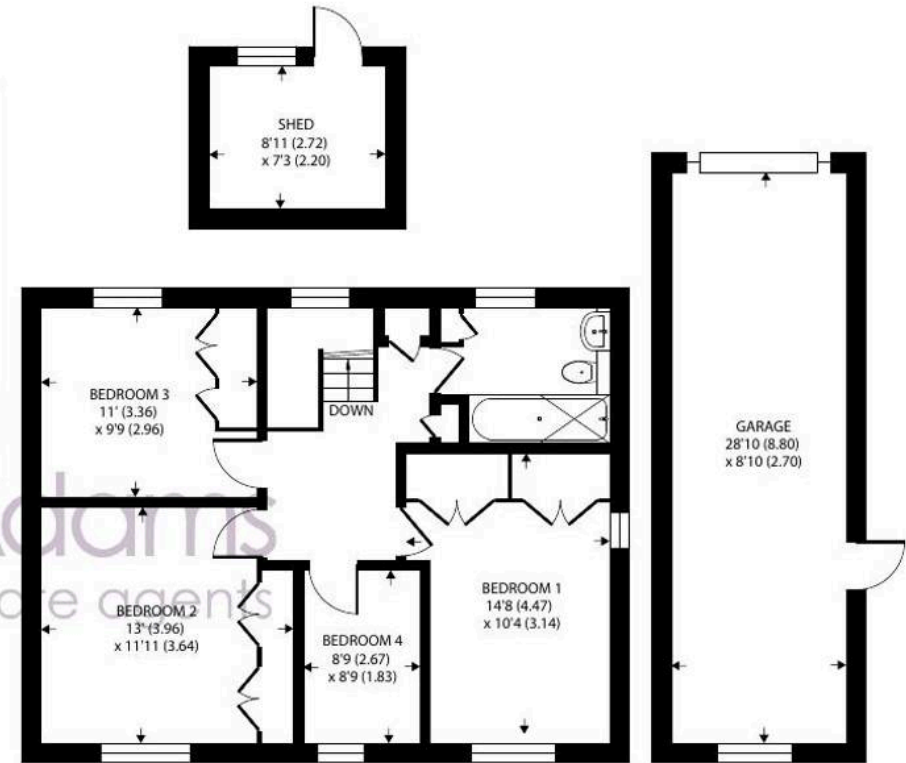
The property benefits from several environmentally conscious improvements, including solar panels with battery storage and an air source heat pump, contributing to notably lower running costs and improved energy efficiency. Previous planning permission (SDNP/23/00508/HOUS) was also granted for a ground floor rear and side extension, a first-floor extension with skylight, and a replacement porch, demonstrating the scope for future enlargement and adaptation to suit changing requirements.







GROUND FLOOR



FIRST FLOOR

Approximate Area = 1721 sq ft / 159.8 sq m

Garage = 256 sq ft / 23.7 sq m

Outbuilding = 64 sq ft / 5.9 sq m

Total = 2041 sq ft / 189.4 sq m

For identification only - Not to scale





Henry Adams – Midhurst

Henry Adams, Bepton Court, 2 West Street – GU29 9NF

01730 817370 • midhurst@henryadams.co.uk • www.henryadams.co.uk/

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.