





A well-presented four-bedroom detached family home, positioned within the highly regarded hamlet of Nyewood, set against the exceptional natural landscape of the South Downs National Park.

Occupying a discreet position within a quiet close, the property offers a rare combination of accessible countryside living and thoughtfully appointed family accommodation, with garage and driveway parking providing convenience for multiple vehicles.

The interior is arranged across two well-proportioned reception rooms, each offering a distinct character and purpose. The principal sitting room is a particularly inviting space, centred around a log burning stove - an undeniable focal point during the cooler months - with sliding doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A second reception room provides flexibility as a formal dining room or, equally, a versatile space to suit the evolving needs of modern family life. The front-aspect kitchen is well-appointed and thoughtfully positioned, with a ground floor WC/Cloakroom completing the practical and considered layout of the ground floor accommodation.



The first floor presents four generously sized bedrooms, equally suited to growing families, guest accommodation or dedicated home working all bedrooms are serviced by the family bathroom with shower over bath.

The rear garden represents a particular feature of the property - beautifully maintained, enjoying a favourable sunny aspect and, most notably, backing directly onto private woodland. This enviable backdrop delivers a genuine

sense of privacy and natural seclusion that is increasingly difficult to find, whilst offering year-round appeal for families and those with a passion for the natural environment.

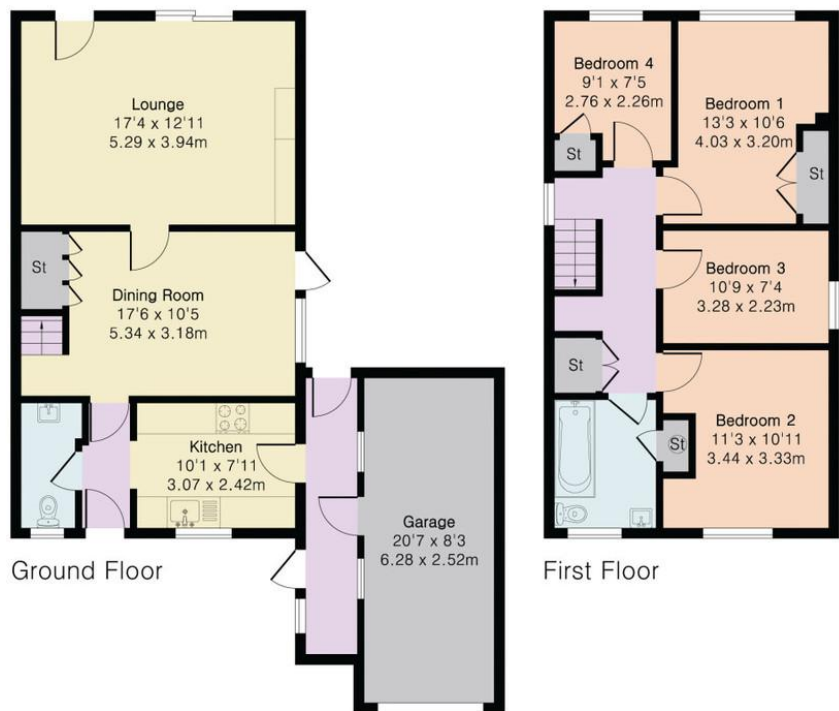
The property is well-served by a range of amenities, with the historic market towns of Petersfield and Midhurst accessible within a short drive, providing an excellent selection of independent retailers, well-regarded schools and mainline rail connections - ensuring the convenience of town life remains comfortably within reach. Nyewood itself is a small rural hamlet with a strong community focus, centred around the Henry Warren Hall. While quiet and residential, it is just a mile from Rogate and South Harting, where you'll find primary schools, churches, shops, pubs, sports facilities, a café (in South Harting), and additional village halls.



**Approximate Gross Internal Area 1362 sq ft - 126 sq m  
(Including Garage)**

Ground Floor Area 802 sq ft – 74 sq m

First Floor Area 560 sq ft – 52 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	68 D
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

