



Beech House Dodsley Grove, Easebourne, GU29 9BE

Offers in the Region of £1,125,000





Beech House, Dodsley Grove, GU29 9BE

Freehold / EPC: C / Council Band: G

- Detached Family Home
- Four Double Bedrooms / Two Bathrooms (One Ensuite) & Washroom to Bedroom Four
- West Facing Rear Garden
- Built in 2013 to a High Specification
- Kitchen / Dining Room and Two Reception Rooms
- Low Maintenance, Hassle Free Home
- Large Single Garage With Electric Door
- Private Driveway for Three Cars
- Walking Distance to Town and Local Schools
- Peaceful and Private Position

Nestled within the highly sought-after village of Easebourne, Beech House is an exceptional family home enjoying a prime position within easy walking distance of well-regarded local schools and the everyday amenities of nearby Midhurst. Extending to approximately 2,000 sq ft, this beautifully presented residence offers spacious and versatile accommodation, seamlessly combining period character with high-quality contemporary finishes.

The welcoming entrance hall leads to a generous sitting room, where full-width bi-fold doors open onto a private terrace and the west-facing garden beyond. At the heart of the home is a stunning bespoke kitchen/dining room, enhanced by a lantern roof that floods the space with natural light. The accommodation is further complemented by a versatile reception room, ideal as a family room, study or playroom, together with a cloakroom and a fully fitted utility room.

Upstairs, the impressive principal suite features a dressing room and stylish en suite shower room. Three further double bedrooms are served by a beautifully appointed family bathroom with both bath and walk-in shower, alongside an additional separate WC.

The impressive kitchen has been thoughtfully designed with granite and oak worktops, a Rangemaster cooker, integrated NEFF appliances and a glass-fronted wine fridge, all centred around a substantial island, creating an ideal



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The impressive kitchen has been thoughtfully designed with granite and oak worktops, a Rangemaster cooker, integrated NEFF appliances and a glass-fronted wine fridge, all centred around a substantial island, creating an ideal space for both everyday living and entertaining. Modern comforts include underfloor heating, a Mega Flo pressurised hot water system and Nu-Heat digital heating controls.

Throughout the home, premium finishes such as engineered oak flooring, travertine stone tiling and smooth plastered ceilings with decorative coving create an elegant and refined atmosphere. A comprehensive SONOS audio system with integrated speakers serves several key living areas and extends to the terrace, while extensive TV, FM and data cabling provide excellent connectivity throughout.

Outside, the delightful rear garden enjoys a due west orientation, ensuring sunshine for much of the day. Mature borders and specimen trees create a peaceful and private setting, while the expansive lawn offers ample space for family activities and outdoor entertaining. The garden also presents exciting opportunities for keen gardeners to further personalise the landscape.

An integral garage with electric up-and-over door provides secure parking and storage, while the attractive brick-paved driveway offers additional parking for up to three vehicles.





Dodsley Grove, Easebourne, Midhurst, GU29

Approximate Area = 2000 sq ft / 185.8 sq m

Limited Use Area(s) = 102 sq ft / 9.4 sq m

Garage = 257 sq ft / 23.8 sq m

Total = 2359 sq ft / 219.2 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). © n̄checom 2025. Produced for Henry Adams. REF: 1319454





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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.