

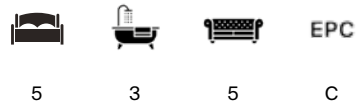


BROADWOOD HOUSE, 23 HURST PARK, MIDHURST



# A MODERN FAMILY HOUSE IN IMMACULATE, PRIVATE GROUNDS

Hurst Park is an established and mature collection of houses, situated  
in the heart of the South Downs National Park between Haslemere  
and Midhurst.



Local Authority: Chichester District Council

Council Tax band: H

Tenure: Freehold

Services: Mains water, electricity, drainage, and gas fired central heating

Midhurst 2.5 miles, Haslemere 5.5 miles (London Waterloo 56 minutes), Chichester 16 miles, Guildford 17 miles (London Waterloo 39 minutes), London 53 miles.

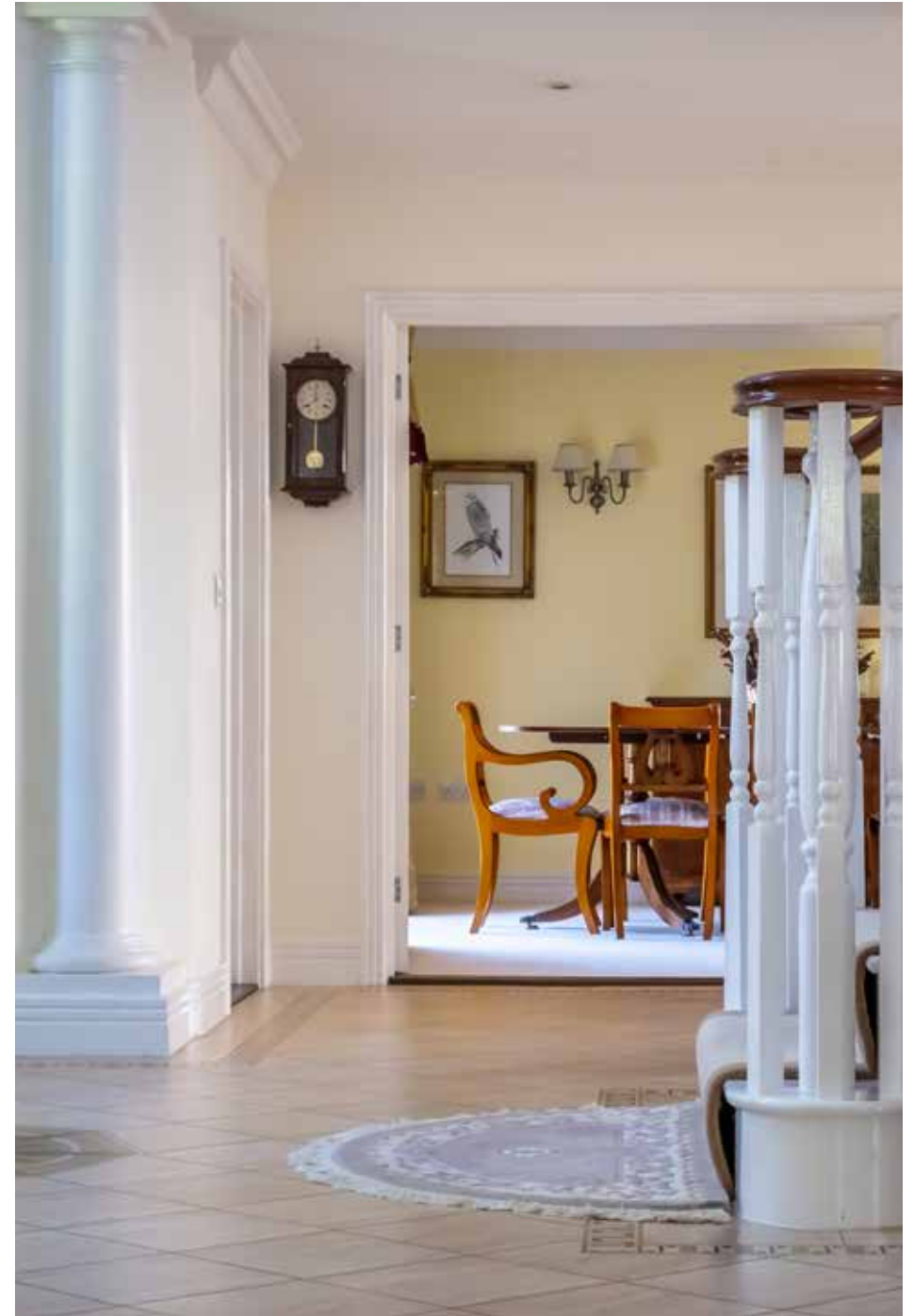
(Distances and times are approximate)



## THE PROPERTY

Broadwood House is a perfect example of a modern family home. The property was the show home of the Hurst Park development when built and, as such, the finish, attention to detail, and build quality are first class. Our client has looked after the property immaculately since new and, with a beautiful through flow of accommodation, Broadwood House perfectly suits the needs of the modern family.

The property features a number of wonderful open entertainment spaces and, with oversized double glazed windows, the property is flooded with natural light throughout the day. The kitchen is an excellent size and beautifully appointed, leading seamlessly into the family room and conservatory, making for a wonderful heart of the home.











## FIRST FLOOR

The first floor is arranged around a light and spacious landing. The principal bedroom is positioned to enjoy dual-aspect views over the grounds and includes a dressing room and en suite bathroom with double basins and a separate bath and shower.

There are four further bedrooms on this floor, all well proportioned and filled with natural light. One benefits from an en suite bathroom, while a family bathroom serves the remaining bedrooms. Overall, the layout is practical, well balanced and designed for comfortable everyday living.





## GARDENS AND GROUNDS

Hurst Park is surrounded by open countryside and the property is entered via oak electric gates alongside the duck pond of Hurst Park. The gardens immediately surrounding the house were laid out by a landscape designer and are mainly laid to lawn, with established shrub borders and several stunning mature specimen trees. Sun terraces lead directly off the rear of the property, providing an ideal entertaining space for the summer months, with a path leading up to the detached swimming pool building, which is presented in immaculate order - a wonderful asset to the property.

As an additional benefit, the property has woodland to the rear of the gardens, providing an extremely useful buffer between Broadwood House and the rest of the world.







## SITUATION AND SCHOOLS

Hurst Park is an established and mature collection of houses, situated in the heart of the South Downs National Park between Haslemere and Midhurst. The old market town of Midhurst has a beautiful historic high street with a number of boutique shops and restaurants providing most things needed for daily living. A wider range of high street multiples is available in Guildford and Chichester. The A3 at Hindhead provides access to the south coast, the M25, and Heathrow, Gatwick, and Southampton airports. Sporting facilities include golf at Midhurst, Hindhead, Liphook and Chiddingfold, racing at Goodwood and Fontwell, polo at Cowdray Park, and sailing off the south coast at Chichester. There is an excellent choice of schools in the area, including Charterhouse and Priorsfield in Godalming, Churcher's College and Bedales in Petersfield, St Swithun's in Winchester, St Ives in Haslemere, St Edmund's and Amesbury at Hindhead, and Brookham Highfield School in Liphook.





**Approximate Gross Internal Area**

Main House 3,135 sq. ft / 291.30 sq. m  
Garage 559 sq. ft / 51.96 sq. m  
Outbuilding 838 sq. ft / 77.62 sq. m  
Total 4,532 sq. ft / 421.10 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
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