



10 Montague Road, Easebourne, Midhurst, GU29 9BJ

Offers in Excess of £500,000







10 Montague Road, Easebourne, GU29 9BJ

Freehold / EPC: A / Council Band: C

Having been extended and thoughtfully improved, this attractive home offers flexible accommodation ideally suited to modern family living. The property has been comprehensively updated by the current owners and enjoys a practical layout, generous living space and attractive views towards the South Downs.

The heart of the home is the impressive open-plan kitchen, dining and family room to the rear, creating a naturally sociable space for everyday life. The kitchen is well designed, allowing those cooking to remain connected with family and guests, and features stainless steel worktops, oak flooring and wet underfloor heating. Aluminium bi-fold doors open onto an oak and Siberian larch veranda, providing a seamless transition to the garden.

The kitchen flows into the sitting room, while a further reception room offers excellent versatility, currently used as a fourth bedroom with WC. It could also be used as home office or playroom if required. A useful utility room provides additional storage and incorporates a ladder leading to a mezzanine loft space.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for a growing family.

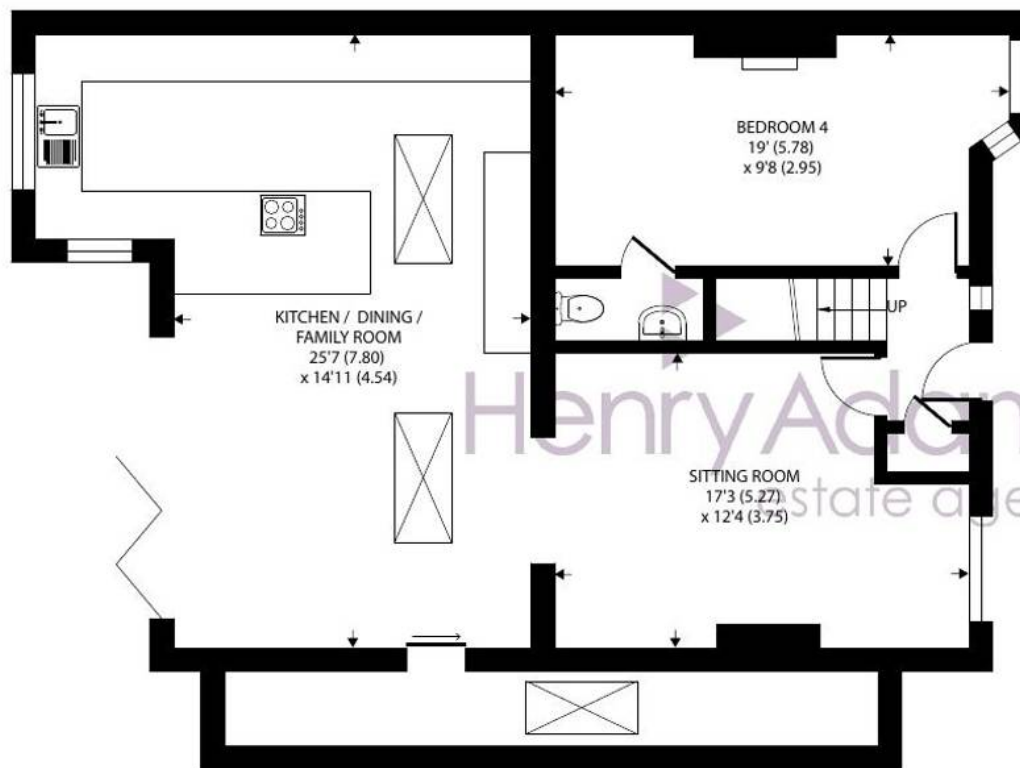
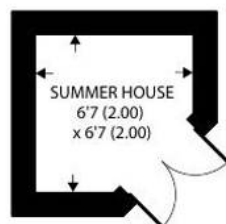
Outside, the veranda enjoys views towards the South Downs and overlooks the rear garden, where steps lead down to a newly laid lawn bordered by mature planting. To the front, a shingled area provides potential for off-road parking, subject to having the kerb dropped.

The property has benefited from extensive improvements throughout, including re-plastering, replacement skirting boards and architraves, oak internal doors, a complete rewire, significant plumbing upgrades, a modern gas-fired heating system and double glazing throughout.

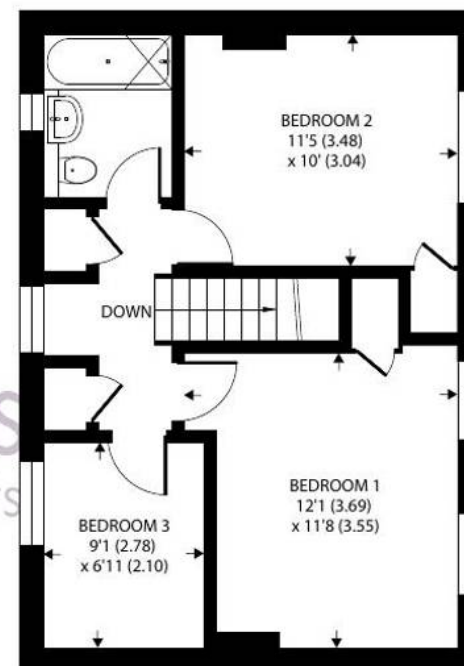
Particularly noteworthy are the property's excellent energy credentials. An impressive A-rated EPC is supported by a 7kW solar photovoltaic system with 10kW battery storage, together with solar thermal panels providing hot water, helping to improve efficiency and reduce running costs.







GROUND FLOOR



FIRST FLOOR

Approximate Area = 1459 sq ft / 135.5 sq m

Outbuilding = 38 sq ft / 3.5 sq m

Total = 1497 sq ft / 139 sq m

For identification only - Not to scale





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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.