



BUMBLEKYTE

Dodsley Lane, Easebourne, Midhurst, West Sussex, GU29 9AS



VICTORIAN CHARM IN EASEBOURNE

Bumblekyte is a charming double-fronted Victorian home, blending period character with stylish modern living and offering elegant family accommodation.



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Local Authority: Chichester District Council

Council Tax band: F

Tenure: Freehold



LOCATION

Bumblekyte occupies an enviable position in Easebourne, one of the most sought-after villages on the edge of Midhurst. The village offers a strong sense of community, with a popular primary school, village shop, parish church and welcoming country pubs.

A particular highlight is the property's excellent walkability, with Midhurst town centre, the renowned Cowdray Estate and a well-regarded doctors' surgery all within easy walking distance.

Set within the South Downs National Park, the area offers exceptional walking, cycling and outdoor pursuits, whilst remaining conveniently connected to Chichester, Guildford and London via the nearby A3.





THE KITCHEN & LIVING SPACE

At the heart of the home is the beautifully appointed kitchen and adjoining day room, designed for both everyday family life and entertaining. Bathed in natural light, this welcoming space offers generous preparation areas, informal dining and relaxed seating.

Newly installed Bosch appliances, a boiling water tap and thoughtfully planned storage provide both practicality and style, creating a kitchen equally suited to hosting guests or enjoying family meals. The well-designed layout ensures this space forms the true hub of the home, seamlessly connecting cooking, dining and living.

The house enjoys an excellent balance of formal and informal living space, with high ceilings, original sash bay windows and a refined palette creating a warm and welcoming atmosphere throughout. A charming sitting room with a Burley wood-burning stove provides a cosy focal point, while a versatile study, currently arranged as a library with bespoke cabinetry and integrated storage, offers flexibility as a snug, dining room or home office.







UPSTAIRS

The first floor continues the sense of space and quality found throughout the home. Extensively improved and meticulously maintained by the current owners, including the installation of a new roof in 2026, the property combines modern convenience with timeless appeal. A collection of well-proportioned bedrooms enjoys excellent natural light, while recently rehung sash windows to the principal front bedrooms enhance functionality without compromising the home's Victorian character.

The family bathroom has been thoughtfully designed with a walk-in shower, deep bath, heated towel rail and bespoke vanity unit, complemented by an original sash window. A fifth bedroom provides excellent flexibility, serving equally well as a nursery, dressing room, home office or hobby room. Subject to the necessary consents, there is also scope to create a Jack and Jill bathroom arrangement.

Above, a substantial loft space offers exciting conversion potential and already benefits from double-glazed windows and far-reaching views towards the South Downs National Park.





GARDEN & GROUNDS

The attractive walled garden provides a wonderfully private and peaceful setting, changing beautifully with the seasons. Mature fruit trees, established planting and colourful herbaceous borders create a series of sheltered spaces ideal for outdoor dining and entertaining.

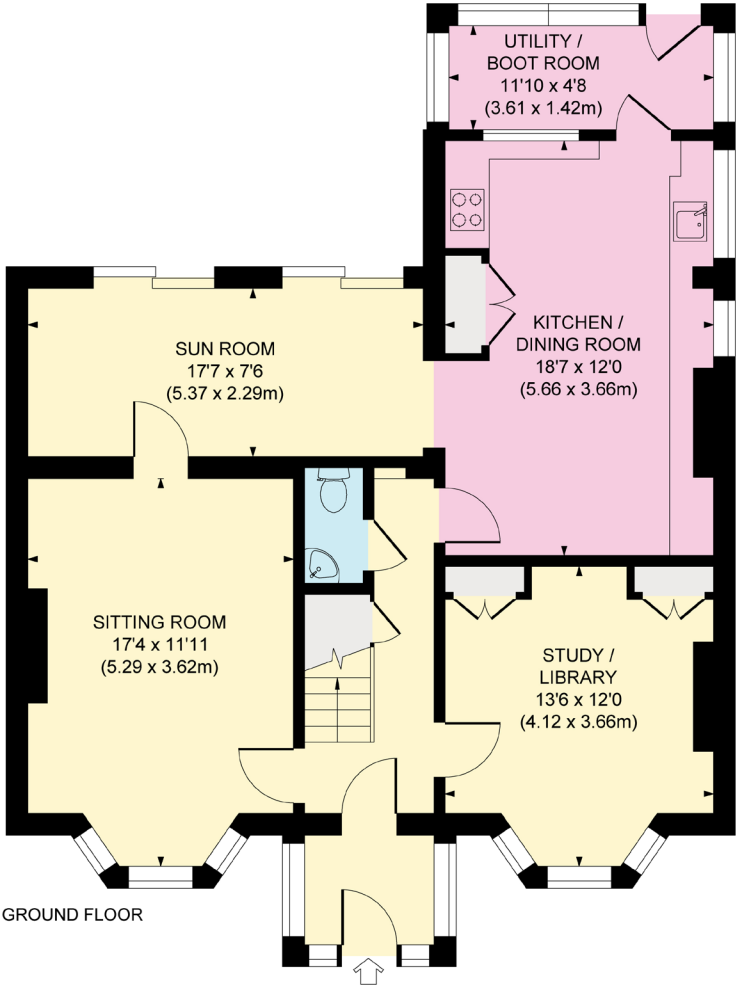
Practical additions include a substantial garden shed, log store and external lighting. While the property does not have allocated parking, the current owners have found parking on the surrounding roads to be straightforward, with free on-street parking readily available nearby.







Approximate Gross Internal Area
1,721 sq. ft / 159.85 sq. m



We would be delighted
to tell you more.

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