



59 Elmleigh, Midhurst, GU29 9HA

Offers in the Region of £875,000





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Freehold / EPC: B / Council Band: E

- High Specification Finish Throughout
- Thoughtfully Extended with Meticulous Attention to Detail
- Large Open Plan Living Area
- Three/Four Bedrooms – Two Bathrooms (One Ensuite)
- Active Planning Permission for Home Studio
- New Roof with Solar Panels

Having undergone an extensive and thoughtfully planned renovation, this impressive home has been transformed to an exceptional standard, with every detail carefully considered to create a stylish and practical long-term family residence. The current owners have occupied the finished property for less than a year, meaning the majority of the fixtures, fittings and finishes remain in excellent condition.

At the heart of the home is a stunning open-plan kitchen, dining and living space designed for modern family life. High-quality Karndean herringbone flooring flows throughout the principal ground floor accommodation, complemented by underfloor heating to the kitchen and dining areas. Bespoke wall panelling, Farrow & Ball colour palettes, antique brass ironmongery and carefully selected lighting create a sophisticated yet welcoming atmosphere throughout.

Twin bespoke bi-fold doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces and allowing the home to be enjoyed throughout the seasons.

The beautifully appointed Shaker-style kitchen offers an abundance of storage and workspace, centered around a substantial quartz-topped island with breakfast seating. Quartz worktops, oak dovetail drawers, a Quooker boiling water tap, integrated wine cooler, American-style fridge freezer, induction hob and twin integrated dishwashers combine practicality with luxury. A full-height pantry cupboard with integrated power supplies allows appliances to be neatly tucked away, while the adjoining dining area features elegant statement lighting and further bespoke storage.



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A separate utility room provides additional storage and workspace, finished with matching quartz surfaces, whilst the downstairs cloakroom continues the high-quality design theme found throughout the property.

The flexible ground floor layout includes two additional reception rooms, currently utilised as a playroom and a home office/guest room, both benefiting from bespoke fitted cabinetry and storage solutions. This versatile accommodation offers excellent adaptability for growing families, home working or multi-generational living.

The impressive principal bedroom suite has been designed as a private retreat, featuring bespoke panelling, a fitted dressing area with extensive built-in storage, dressing table and a luxurious en-suite shower room. Finished with oversized floor-to-ceiling tiling, underfloor heating, a double vanity unit and premium fixtures, the en-suite reflects the exceptional standard seen throughout the home.

Two further first-floor bedrooms are served by an equally well-appointed family bathroom, complete with patterned tiled flooring, underfloor heating, contemporary bath and shower facilities, and high-specification fittings. New carpets have been fitted throughout all carpeted areas.

Externally, the property benefits from significant recent improvements, including a complete new roof, solar panels, a newly laid driveway and an expansive porcelain terrace that wraps around the house to provide excellent outdoor entertaining space. New fencing enhances privacy, while a partially boarded loft provides useful additional storage. Planning permission has also been obtained for a substantial outbuilding, offering excellent potential for a workshop, studio or additional recreational space.

Overall, this is a superb turnkey home where quality craftsmanship, thoughtful design and modern convenience combine to create a highly desirable family residence.



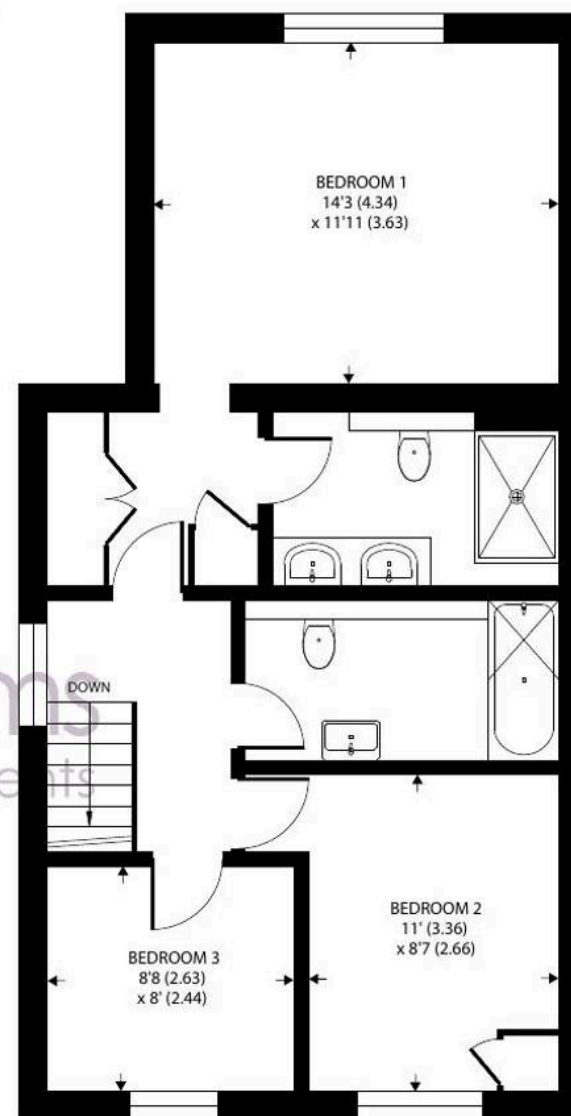








GROUND FLOOR



FIRST FLOOR

Approximate Area = 1562 sq ft / 145.1 sq m

For identification only - Not to scale





Henry Adams – Midhurst

Henry Adams, Bepton Court, 2 West Street – GU29 9NF

01730 817370 • midhurst@henryadams.co.uk • www.henryadams.co.uk/

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.