



HAZELDOWN HOUSE

Elsted Marsh, Midhurst GU29 0JT



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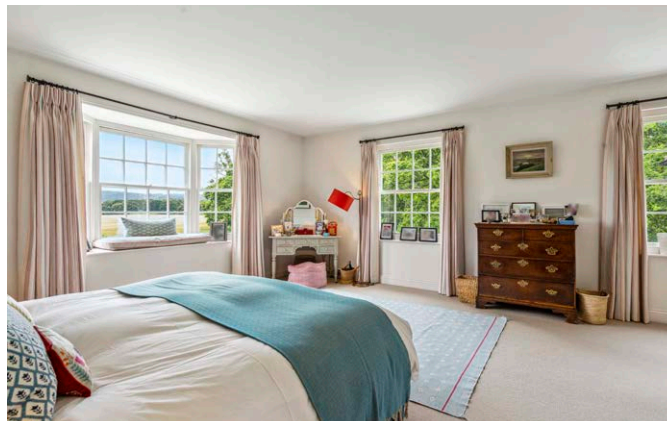
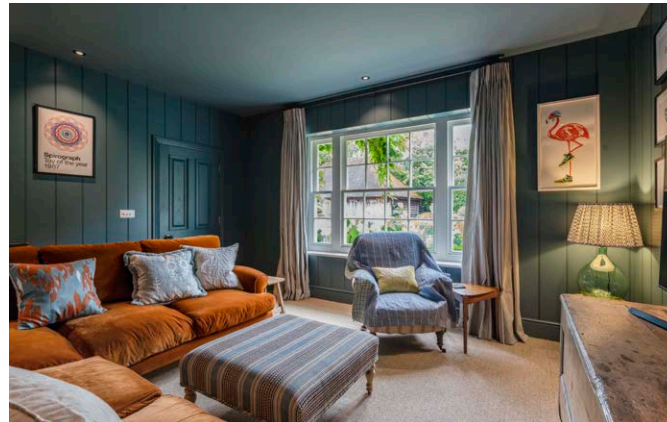
Elsted Marsh, Midhurst GU29 0JT

An attractive and stylish country house with delightful gardens and exceptional southerly rural views toward the South Downs

Accommodation

Entrance Hall | Cloakroom | Drawing Room | Family Room | Study | Kitchen / Breakfast Room | Pantry | Utility Room | Boot Room | Principal Bedroom with Dressing Room and Ensuite Bathroom | 4/5 Further Bedrooms (2 with Ensuite Bathroom / Shower Rooms) | 2 Further Bathrooms | Playroom/Bedroom | 6 | Double Garage | Gym / Store | Delightful Gardens of approximately 0.68 Acres (0.275 ha)

Petersfield and mainline station
7.9 miles | Midhurst 4.3 miles |
Chichester 15 miles |
Mileages approximate





THE PROPERTY

A handsome and stylish family house built in 2005 offering a wonderful mix of character touches with more modern conveniences attributed to current day living. The property is arranged over three floors offering comfortable, well-proportioned and flexible accommodation with many notable features throughout including a wonderful open plan kitchen / breakfast room with lovely views across the gardens and distant countryside, notably bright drawing room with open fire and attractive doors opening to a study / further reception room, a generous and very convenient boot room and 5/6 bedrooms, including a wonderful principal bedroom suite with ensuite bathroom and separate dressing room.

OUTSIDE

The property is approached through electrically operated private gates leading to a generous parking area and access to the detached double garage. The remainder of the gardens are generous and beautifully landscaped arranged principally on two sides of the house offering a lovely dining / entertaining terrace housing a wisteria clad arbour with sweeping lawns beyond leading to a small stream at the bottom of the garden. In all the southerly facing gardens and grounds extend to approximately 0.68 Acres (0.275 ha).



SITUATION

Elsted Marsh is an attractive, rural hamlet situated within the South Downs National Park between the larger towns of Petersfield and Midhurst. The village offers a public house (The Elsted Inn) and is near to Elsted village with a church, cricket club and renowned public house, The Three Horseshoes. Midhurst lies to the east offering a varied selection of shops and amenities and the larger town of Petersfield to the west with a more comprehensive range of shopping and recreational facilities, a mainline train station to London Waterloo and some excellent schools including Bedales, Churchers College, Ditcham Park School and The Petersfield School. The larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance as are the harbours, beaches and creeks of the South Coast.



Approximate Floor Area = 420.7 sq m / 4528 sq ft
Outbuilding = 47.3 sq m / 509 sq ft
Total = 468 sq m / 5037 sq ft



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity, and private drainage. Oil fired heating.

Broadband availability

Ultrafast available (Ofcom).

Mobile Coverage

Good outdoors (Ofcom).

Tenure

Freehold with vacant possession.

Construction

Brick, stone and tile construction

Local Authority

Chichester District Council
www.chichester.gov.uk
01243 785166

Council Tax:

Band: H

EPC: C70

Postcode

GU29 0JT

Directions

From Petersfield take the B2146 to South Harting. At the junction on the village turn left towards Elsted and Midhurst passing East Harting. Continue through Elsted village, passing The Three Horseshoes pub, proceeding down the hill and follow the lane for about ½ mile past the Elsted Marsh village sign and just after the 40mph sign the entrance to the property will be found on the right.

What3Words

///footsteps.breathing.commutes

Viewings

By appointment with BCM Wilson Hill only

NB Details April 2026;
photographs September 2024.

IMPORTANT NOTICE

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Petersfield

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