



School Lane, Midhurst

**Offers Over £650,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## School Lane, Midhurst

Set within the charming and sought-after hamlet of Stedham, near Midhurst, Williams of Petersfield are delighted to present this exceptional three-bedroom bungalow, offering a perfect blend of contemporary design and peaceful countryside living.

Upon arrival, you are welcomed into a spacious and elegant entrance hall, to one side lies the impressive open-plan kitchen and dining area, thoughtfully designed with sleek finishes, and ample space for entertaining. A generous utility room sits conveniently adjacent, complete with extensive built-in storage.

The sitting room is a true highlight of the property, featuring a stylish split-level design, striking high ceilings, and Velux windows that flood the space with natural light. A charming log burner creates a warm and inviting focal point, making this an ideal space for both relaxation and entertaining.

The accommodation comprises three well-proportioned bedrooms, including two spacious doubles and a versatile single room, currently utilised as a home office, perfect for modern living or as a hobby space. The principal bedroom benefits from a private WC en-suite and excellent storage solutions. A beautifully appointed family bathroom offers both a separate bath and shower, finished to a high contemporary standard.

Externally, the property truly excels. The landscaped wrap-around garden has been thoughtfully designed to provide a high degree of privacy, enclosed by fencing to create a peaceful and secluded retreat. A private driveway offers parking for multiple vehicles, further enhancing the practicality of this superb home.

This is a rare opportunity to acquire a beautifully presented property in an idyllic rural setting, and early viewing is highly recommended.



## Location

Stedham is a small rural hamlet located near the town of Midhurst in West Sussex, close to the Hampshire border. Situated within the South Downs National Park, the area enjoys a peaceful and picturesque setting surrounded by rolling countryside, woodlands, and scenic walking routes. Midhurst lies just a short drive to the east, offering a range of everyday amenities including shops, cafés, and schools, while larger centres such as Petersfield and Haslemere provide further facilities and mainline railway stations with services to London. The nearby A272 provides convenient road access across the region, linking to surrounding towns and villages. The area is particularly popular with those seeking a countryside lifestyle, with easy access to outdoor pursuits such as walking, cycling, and horse riding, all within an Area of Outstanding Natural Beauty.

## Local authority - Chichester

Chichester District Council  
East Pallant House, 1 East Pallant  
Chichester  
West Sussex  
PO19 1TY  
01243 785166

## Tenure


Freehold

## Additional Information

All main services

Tax Band - D

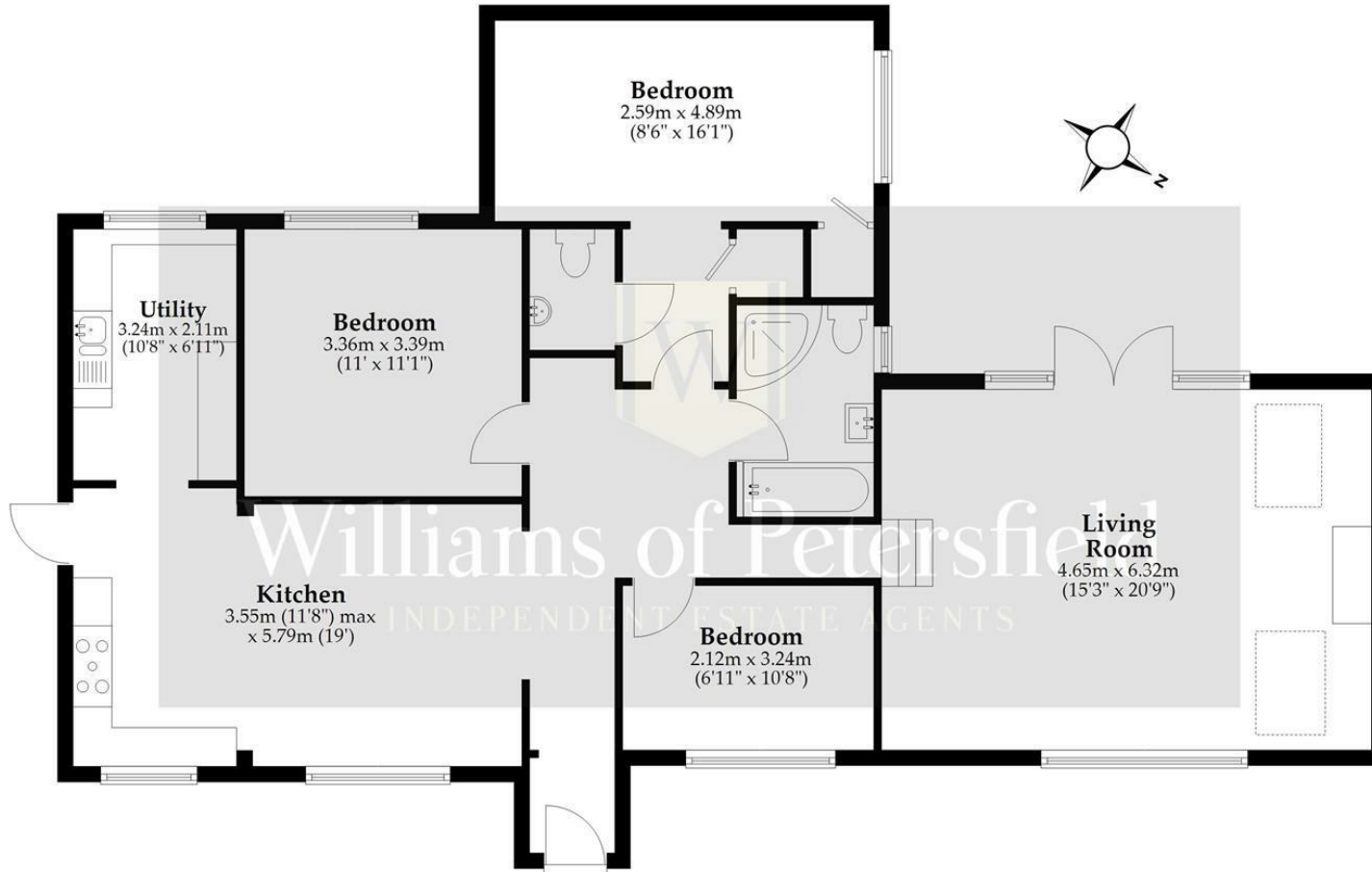
EPC - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>52</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Ground Floor

Approx. 113.9 sq. metres (1226.5 sq. feet)



Total area: approx. 113.9 sq. metres (1226.5 sq. feet)

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## Williams of Petersfield

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