

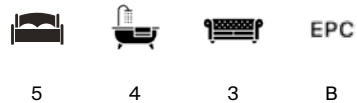


OAKWOOD HOUSE, SEVERALS ROAD, BEPTON, WEST SUSSEX



BUILT JUST OVER TEN YEARS AGO TO AN EXCEPTIONAL STANDARD

Oakwood House is an impressive contemporary family home set within the peaceful hamlet of Bepton, just outside Midhurst.



Local Authority: Chichester District Council and South Downs National Park Authority

Council Tax band: G

Tenure: Freehold

Services: Mains water, electricity and drainage. Gas central heating.



THE PROPERTY

Built a little over ten years ago to an exceptional standard, the property features brick and cedar clad elevations beneath a traditional clay tiled roof, with further thoughtful enhancements added by the current owners.

The heart of the home is the expansive open plan kitchen, breakfast and family room, designed for both everyday living and entertaining. It features bifolding doors opening onto the terrace, a comprehensive range of units with Corian worktops, and high quality integrated appliances including a Grohe sparkling water tap, induction hob, dishwasher, full height fridge, and four multi purpose high level ovens.

The dual aspect drawing room is bright and welcoming, enhanced by custom built bookcases and a woodburning stove.





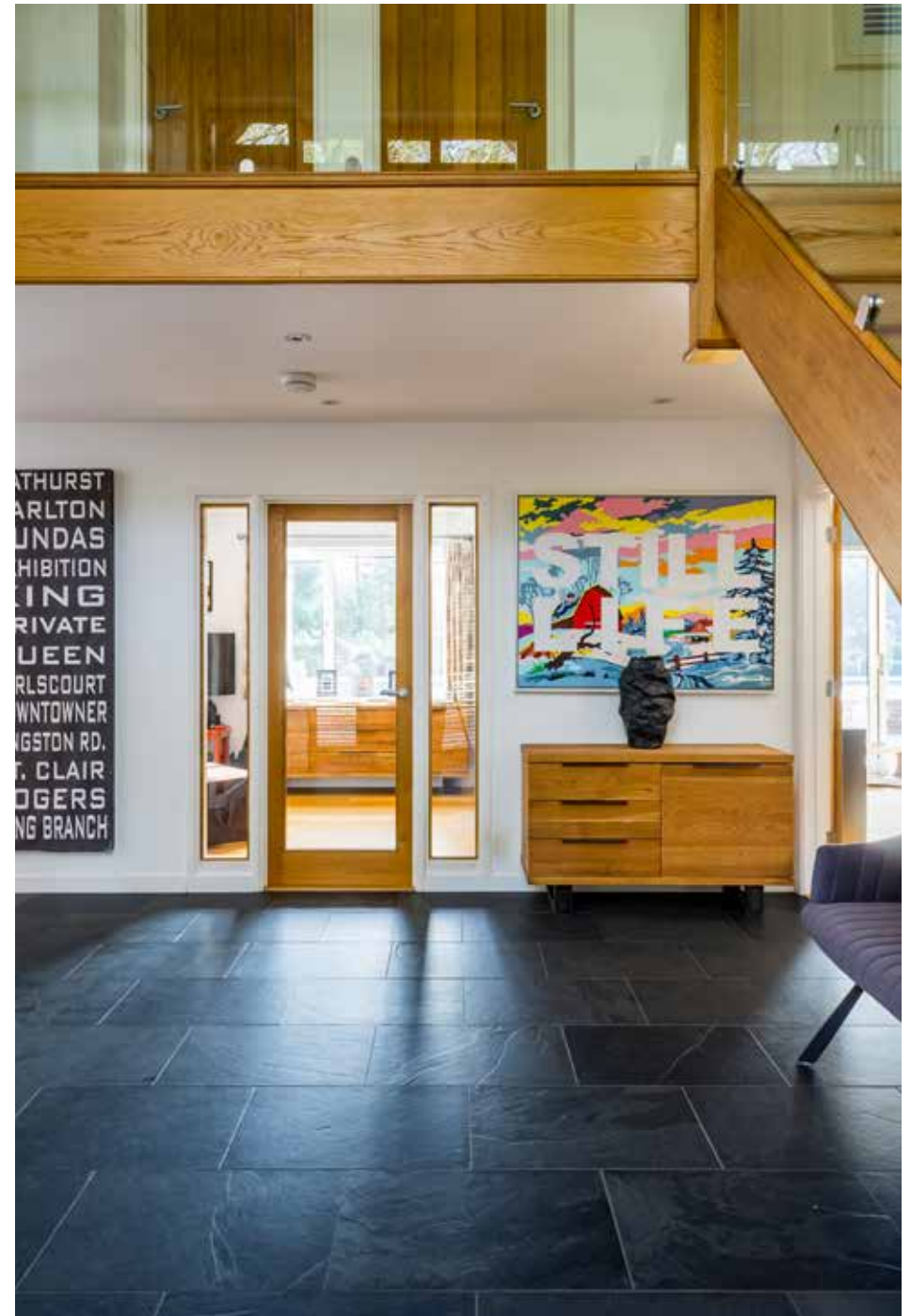
THE PROPERTY CONTINUED

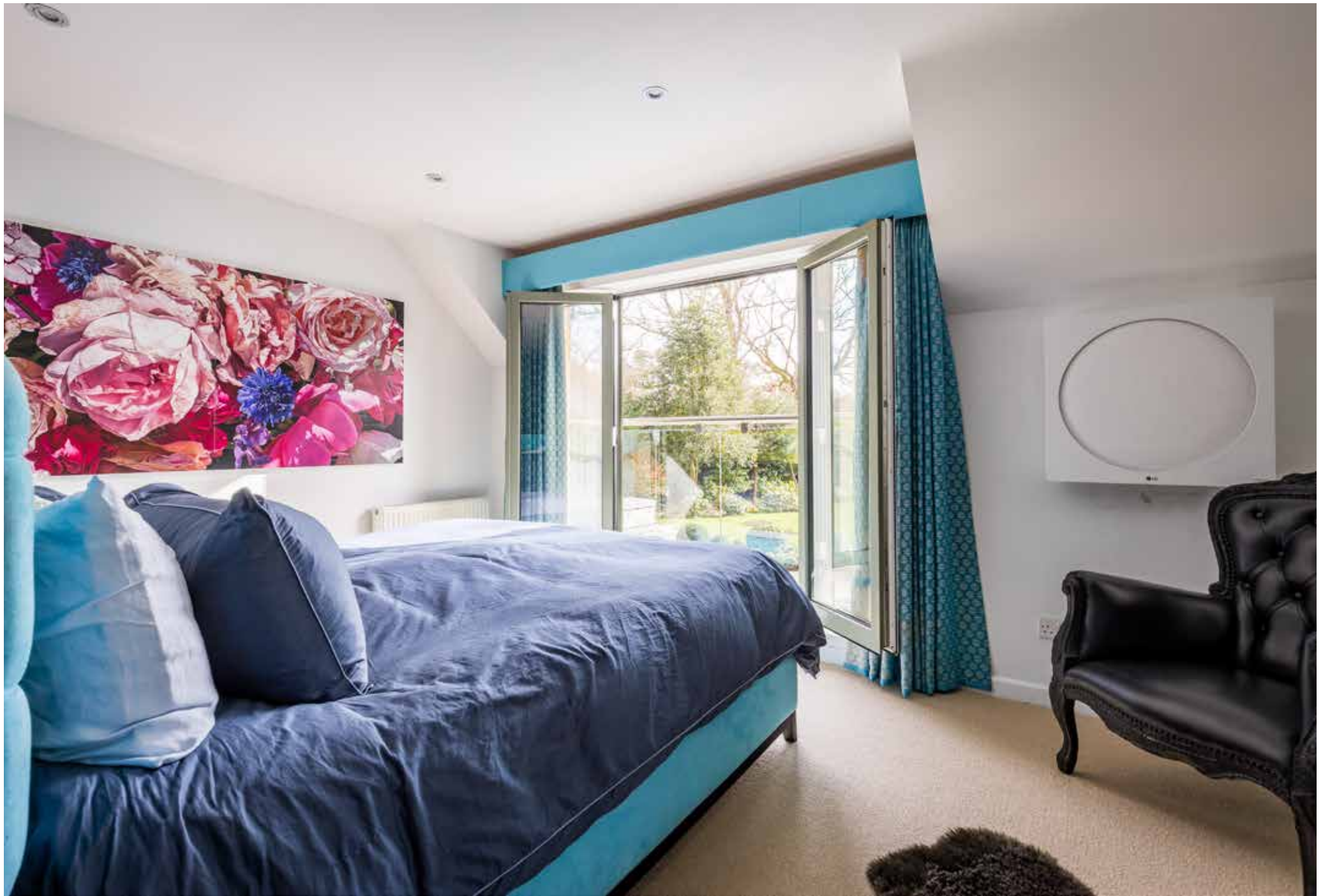
With a striking double height entrance hall and a bespoke solid oak staircase with glass balustrade, this space leads through to a well-proportioned study overlooking the gardens

A separate utility room with additional sink area provides access to the integrated double garage.

A guest cloakroom and cloak cupboard complete the ground floor. Underfloor heating runs throughout this level, complemented by energy efficient LED lighting and specialist coating to the south-facing windows.

Upstairs, the air-conditioned principal bedroom enjoys delightful views over the gardens and is served by a dressing room and a stylish ensuite shower room. Two further guest bedrooms each benefit from their own ensuite shower rooms, alongside two additional double bedrooms and a family bathroom. All bathrooms are fully tiled and fitted with Villeroy and Boch sanitaryware, Grohe fittings, and underfloor heating. A boarded attic provides useful additional storage.



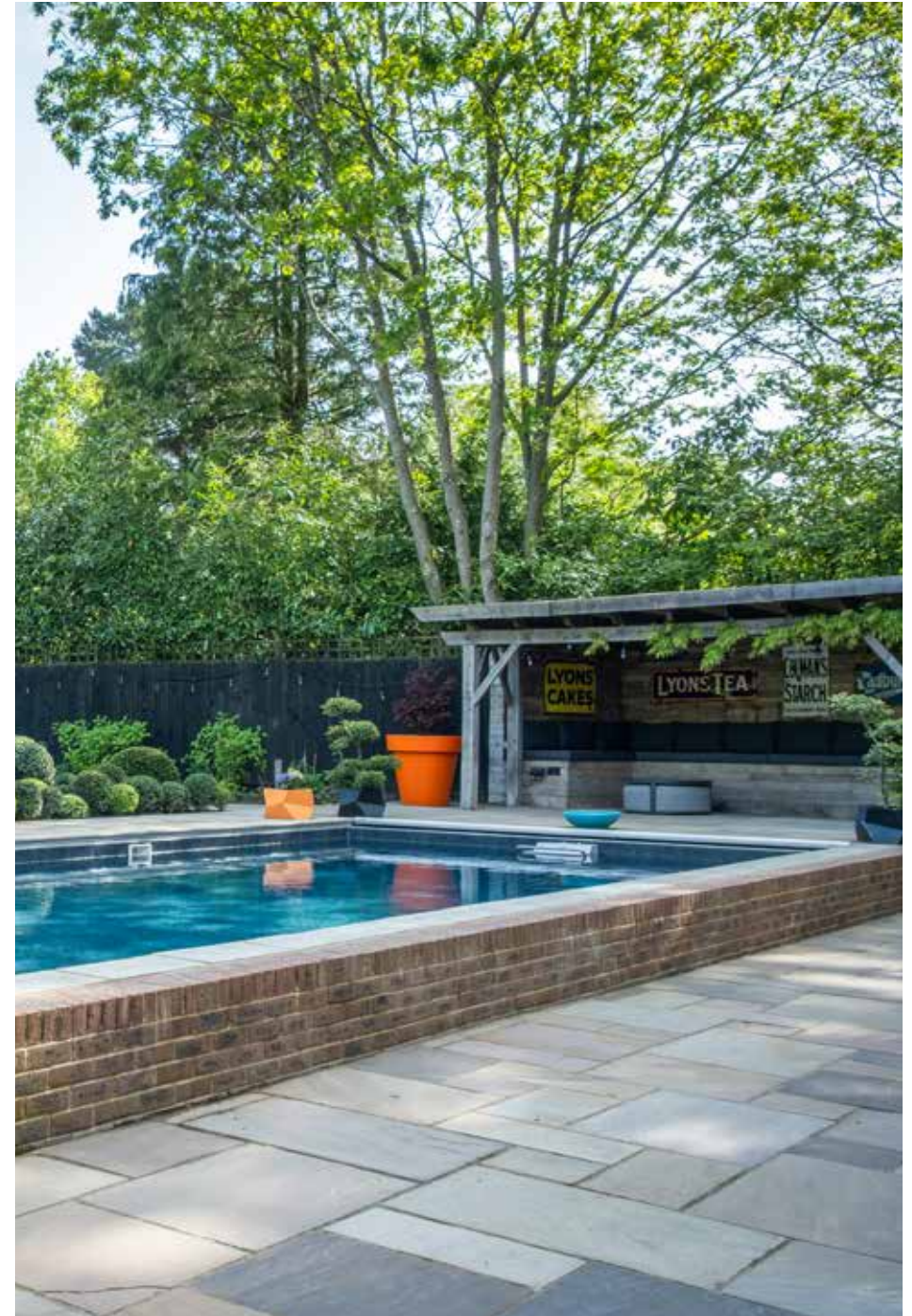




GARDENS AND GROUNDS

The property is approached via electric wooden gates opening onto a gravel driveway with parking for four to five vehicles, bordered by attractive planting and a substantial wood store. The oak-framed double garage is integrated into the house.

To the rear, a York stone terrace overlooks a Fastlane Endless Pool, complete with a secure, lockable cover. The gardens, thoughtfully landscaped and extended in 2016, are primarily laid to lawn with mature trees, established borders, and a wide variety of planting. A covered entertaining area, hot tub, and external hot water tap with shower further enhance the outdoor space.







BENTON'S

Approximate Gross Internal Area

Main House 2,946 sq. ft / 273.68 sq. m
 Garage 395 sq. ft / 36.72 sq. m
 Outbuilding 33 sq. ft / 3.10 sq. m
 Total 3,374 sq. ft / 313.50 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Kate Erlam

01428 770563

kate.erlam@knightfrank.com

Knight Frank

1 West Street, Haslemere, Surrey, GU27 2AB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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