



**8 Sir Geoffrey Todd Walk, Kings Drive, Midhurst, GU29 0FD**

Offers in the Region of £750,000





## 8 Sir Geoffrey Todd Walk, Kings Drive, GU29 0FD

Freehold / EPC: C / Council Band: E / Service Charge: £2,048pa

This elegant home, built by Cala Homes in 2015, combines contemporary design with subtle period influences and offers well-proportioned, light-filled accommodation throughout.

Inside, the sitting room is both spacious and refined, with tall paned windows fitted with shutters, which feature throughout, including an attractive bay window, allowing natural light to pour in. Views through to the rear garden create a pleasing dual aspect, enhancing the sense of space and connection to the outdoors. This room comfortably accommodates both seating and dining areas, making it ideal for modern living and entertaining.

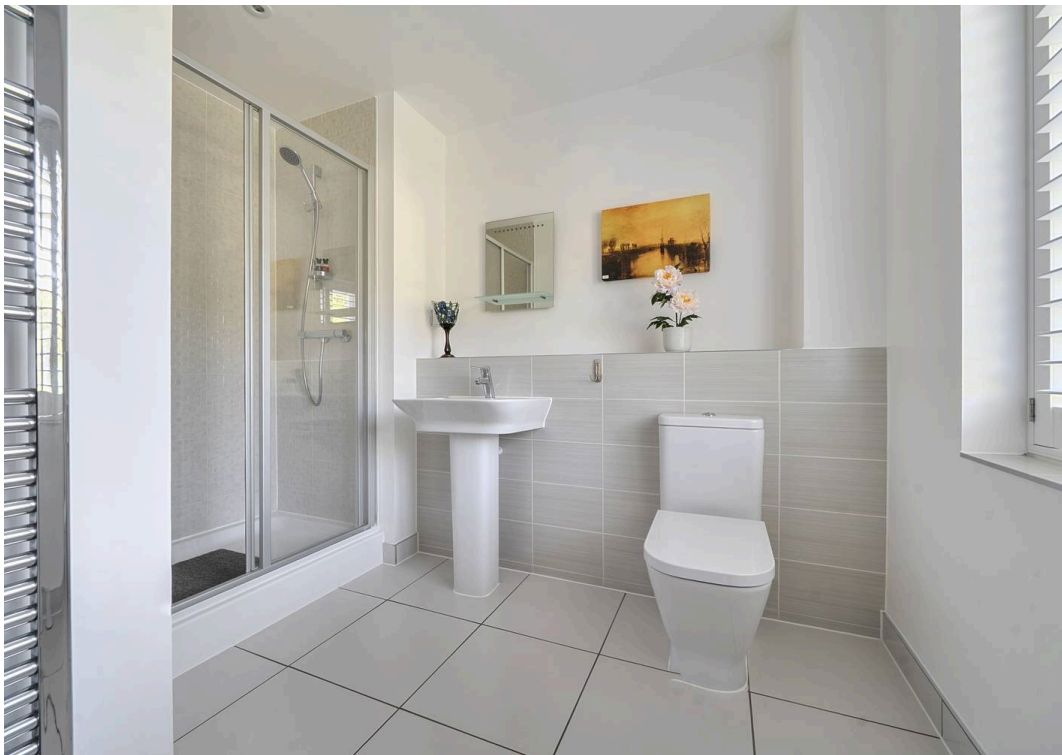
At the heart of the home lies a stylish open-plan kitchen and dining area. Fitted with high-quality Paula Rosa Manhattan cabinetry, complemented by stone worktops and integrated Bosch appliances, this space is both practical and visually appealing. High ceilings, discreet downlighting and French doors opening onto the garden ensure a bright and inviting atmosphere. A useful utility area sits conveniently alongside.

Upstairs, the property continues to impress. The principal bedroom features fitted wardrobes and a well-appointed ensuite shower room. Two further double bedrooms are generously sized, one of which enjoys a charming Juliette balcony overlooking the garden. A contemporary family bathroom, finished with Hansgrohe and Roca fittings, serves the remaining rooms.

Externally, the south-facing rear garden has been thoughtfully landscaped to provide colour and interest throughout the seasons. A generous terrace offers an ideal setting for outdoor dining, with the addition of an electric awning for shade.

A particular highlight of the property is the detached garage with a studio room above, complete with a modern ensuite shower room. This versatile space is perfect as a home office, guest suite, or creative studio, offering privacy and flexibility away from the main house.

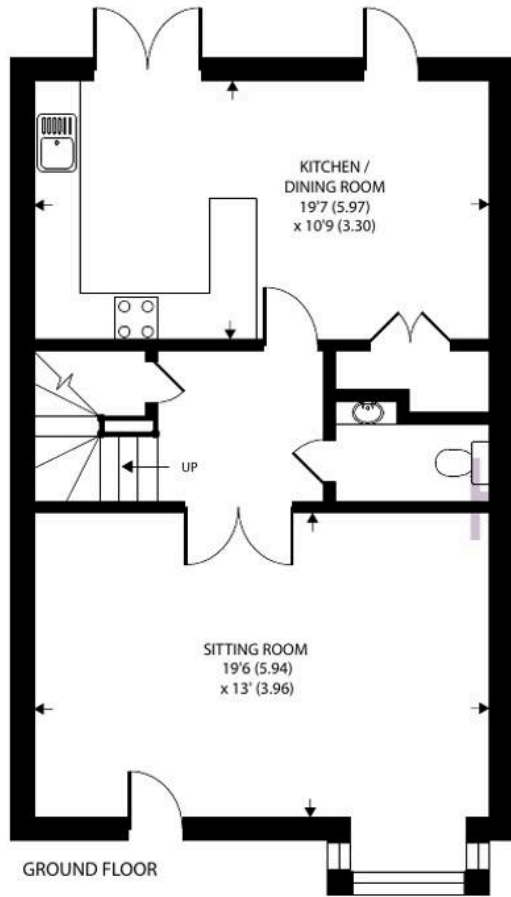




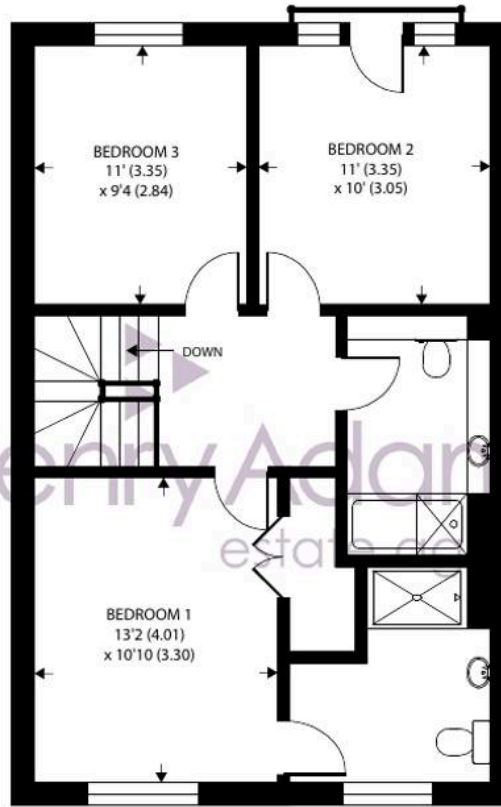




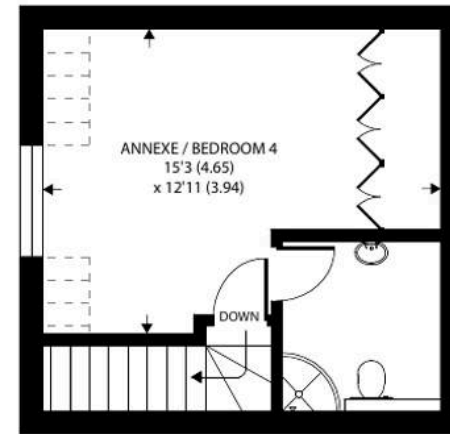
Denotes restricted head height



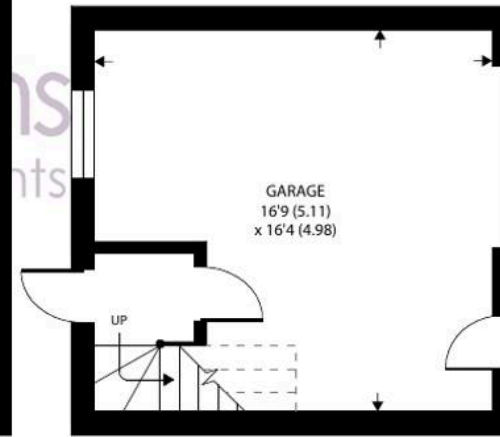
GROUND FLOOR



FIRST FLOOR



ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR

Approximate Area = 1520 sq ft / 141.2 sq m  
Limited Use Area(s) = 26 sq ft / 2.4 sq m  
Garage & Annexe = 283 sq ft / 26.2 sq m  
Total = 1829 sq ft / 169.9 sq m

For identification only - Not to scale





## Henry Adams – Midhurst

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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.