



17 Hurst Park

Midhurst, GU29 0BP



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This beautiful house is a masterful blend of timeless elegance and modern luxury. With its commanding curb appeal, lush, landscaped gardens, and a grand entrance that welcomes you into a world of opulence, this home is truly a masterpiece. Inside, tall ceilings, expansive windows, and carefully curated finishes create an inviting and light-filled living space.

 4/5  3  3  C

- ▶ Built in 2002
- ▶ Beautifully Presented
- ▶ Mature & Private Garden
- ▶ Double Garage
- ▶ Four/Five Bedrooms – Three Bathrooms
- ▶ Service Charge: £1,400pa
- ▶ Snug & Study
- ▶ Peaceful Location
- ▶ No Onward Chain
- ▶ Superfast Broadband

To arrange a viewing call 01730 817370
View details online at henryadams.co.uk

17 Hurst Park

Nestled within the coveted enclave of Hurst Park in Midhurst, this stunning 4/5 bedroom detached house, crafted by renowned Berkeley Homes in 2002, epitomises luxury and elegance. Exuding timeless sophistication, this property offers an impressive blend of spacious living areas, scenic views, and an unparalleled connection to nature.

As you step through the grand entrance, a vaulted ceiling entrance hall welcomes you, creating a sense of openness and grandeur. The central staircase, an architectural masterpiece, leads to the upper level, setting the tone for the rest of this remarkable residence.

The first floor accommodates four generous double bedrooms, each designed with meticulous attention to detail. The master suite boasts a sumptuous ensuite bathroom and an adjacent dressing room, providing the perfect retreat for relaxation and indulgence. Two additional bathrooms (One Ensuite) cater to the remaining bedrooms, ensuring privacy and convenience for all.

The ground floor seamlessly balances the desires of both family life and entertaining. A double-aspect sitting room offers captivating views of the sprawling garden and is complete with a fireplace, providing an inviting space for gatherings or moments of quiet contemplation. Adjacent to this, a snug and a study offer versatility, allowing you to create a home office or a cosy hideaway.

The heart of the home is the expansive kitchen / dining room, adorned with exquisite Corian countertops, which is perfect for culinary enthusiasts and hosting dinner parties. The separate utility room doubles up as a boot room and enhances functionality, ensuring your home remains both elegant and practical.

Undoubtedly one of the property's most enchanting features is the meticulously landscaped gardens. Covering approximately one-third of an acre, it showcases lush green lawns both at the front and rear. Mature borders frame the garden, adding an extra layer of charm. The rear garden also provides direct access to a serene woodland via a private gate, offering endless opportunities for tranquil walks and exploration. A five-bar gate and private drive leads to a double garage with electric up and over door.

The property's location within the esteemed Hurst Park estate ensures a tranquil and exclusive lifestyle, while still being conveniently close to Midhurst's amenities and cultural attractions. In summary, this magnificent, detached house presents an unparalleled opportunity to own a slice of paradise where elegance, space, and natural beauty unite to create an exceptional living experience.

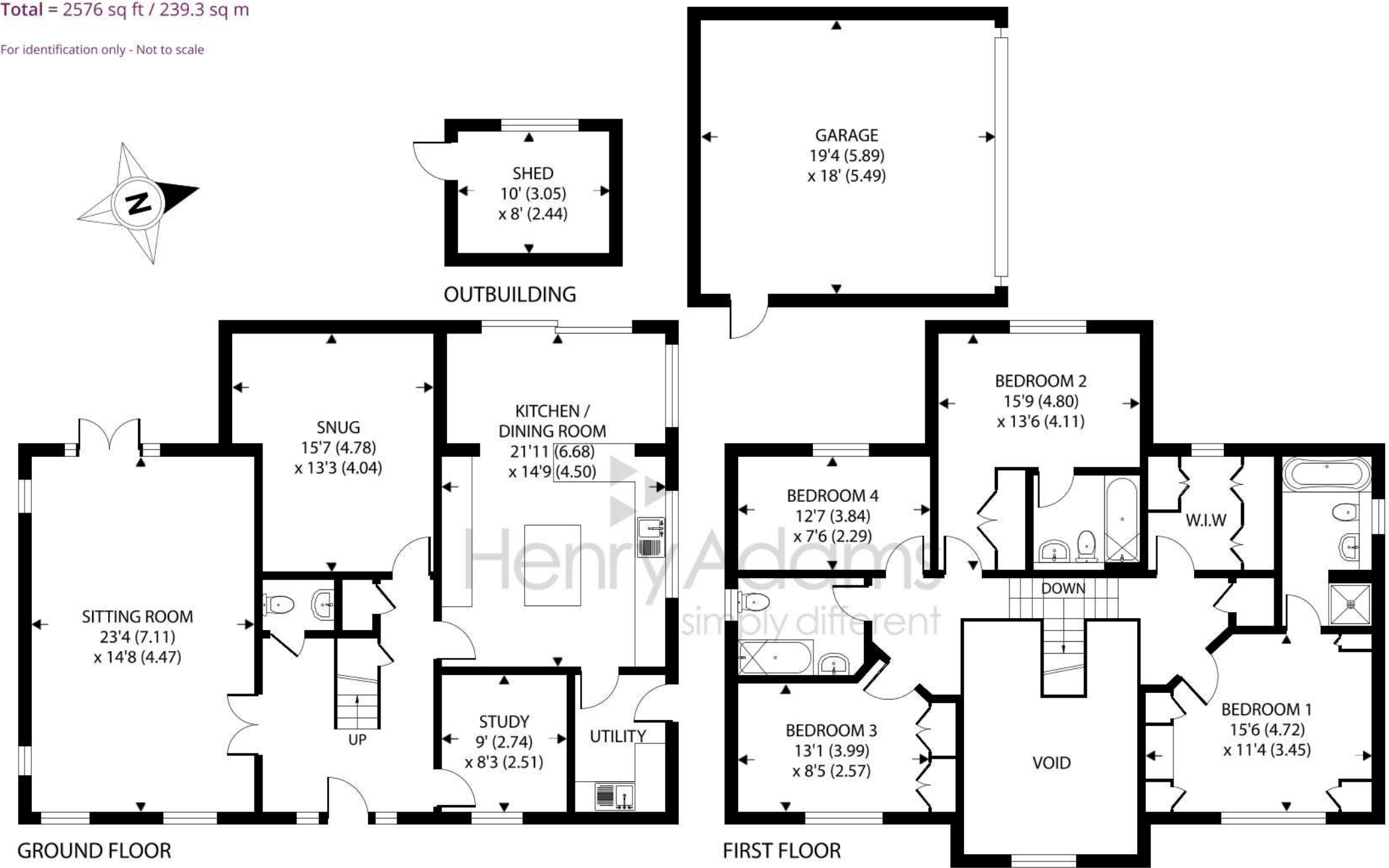




Approximate Area = 2148 sq ft / 199.6 sq m (excludes void)
Garage = 348 sq ft / 32.3 sq m
Outbuilding = 80 sq ft / 7.4 sq m
Total = 2576 sq ft / 239.3 sq m

For identification only - Not to scale





Location

Midhurst is strategically situated at the foot of the South Downs National Park, which means it enjoys the best of both worlds - the tranquillity of rural countryside and easy access to urban amenities. It is located approximately 12 miles (19 km) north of the coastal city of Chichester and 5 miles (7.5km) south of the vibrant town of Haslemere in Surrey. The town's central location provides an excellent gateway to exploring the South Downs, a designated Area of Outstanding Natural Beauty.

Natural Beauty: Midhurst is enveloped by lush, rolling hills and verdant countryside. The South Downs National Park offers ample opportunities for outdoor enthusiasts, including hiking, cycling, and horseback riding. The nearby Cowdray Park, known for its polo matches, adds to the area's sporting appeal.

Local Attractions:

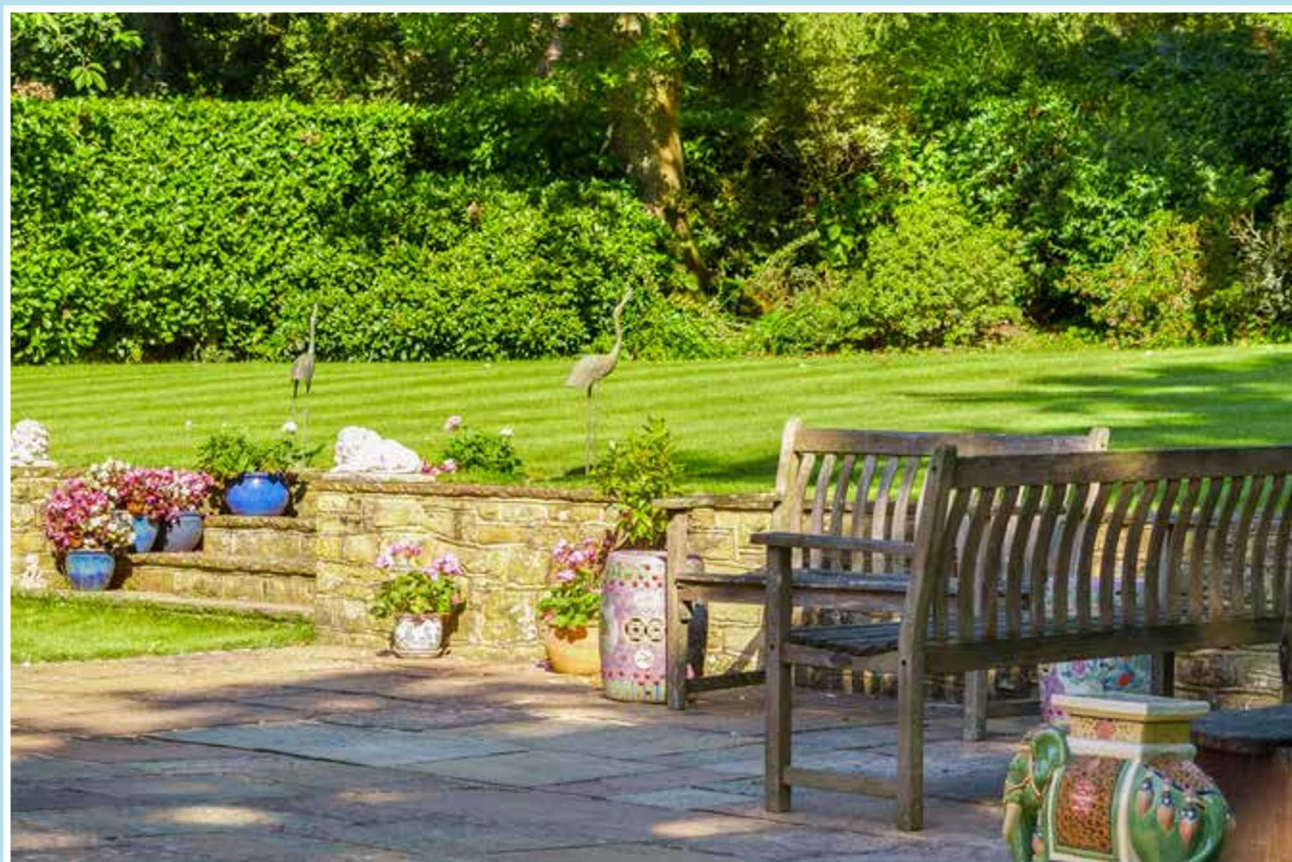
- **Cowdray Ruins:** The Cowdray Ruins, the remnants of a Tudor-era mansion, are a popular attraction in Midhurst. Visitors can explore the historic site and its beautiful gardens.
- **St. Ann's Hill:** This hilltop vantage point provides panoramic views of the surrounding countryside and is a favourite spot for picnics and leisurely walks.
- **Midhurst Common:** A tranquil area of natural beauty, perfect for a relaxing stroll or a peaceful moment in nature.
- **Midhurst Museum:** Learn about the town's rich history and cultural heritage at this local museum, which showcases artifacts and exhibits from various periods.
- **Local Shops and Cafés:** Midhurst offers a range of boutique shops, quaint tearooms, and traditional pubs where you can savour delicious local fare and browse for unique souvenirs.

Events and Festivals: Throughout the year, Midhurst hosts a variety of events and festivals that celebrate its heritage and community spirit. The Midhurst Town Cup, held annually, is a highlight, drawing locals and tourists alike to witness thrilling horse racing.

Transportation: Midhurst is accessible by road, with the A272 and A286 roads passing nearby. The closest train station is in Haslemere, which offers regular connections to London and other major cities. Buses also provide local transportation within the town and to nearby areas.

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. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.





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