



## Briar Cottage Dodsley Grove, Easebourne, GU29 9BE

Guide Price £1,100,000





## Briar Cottage, Dodsley Grove, Easebourne, GU29 9BE

Freehold / EPC - E/ Council Tax Band F

- Detached Home in Desirable Location
- Three Bedrooms/ Two Bathrooms
- Potential for Further Bedroom with En Suite
- Separate Dining Room with Patio Doors to Garden
- Snug and Utility
- Double Garage and Parking for Two Further Vehicles
- Mature Wrap Around Garden

Nestled amidst the gentle undulations of West Sussex's picturesque countryside, nearby Midhurst stands as a quintessential English market town, infused with a rich tapestry of history and natural beauty.

Bordered by the sprawling greens of the South Downs National Park, Midhurst enjoys a privileged position, offering both tranquillity and easy access to nature. The town itself exudes an air of timeless charm, with its cobblestone streets, winding past historic buildings.

The vibrant market square offers an array of independent shops, cafes and traditional pubs, whilst nature enthusiasts can enjoy leisurely strolls along the banks of the River Rother or exhilarating hikes across the rolling hills of the South Downs.

## Briar Cottage, Dodsley Grove, Easebourne, GU29 9BE

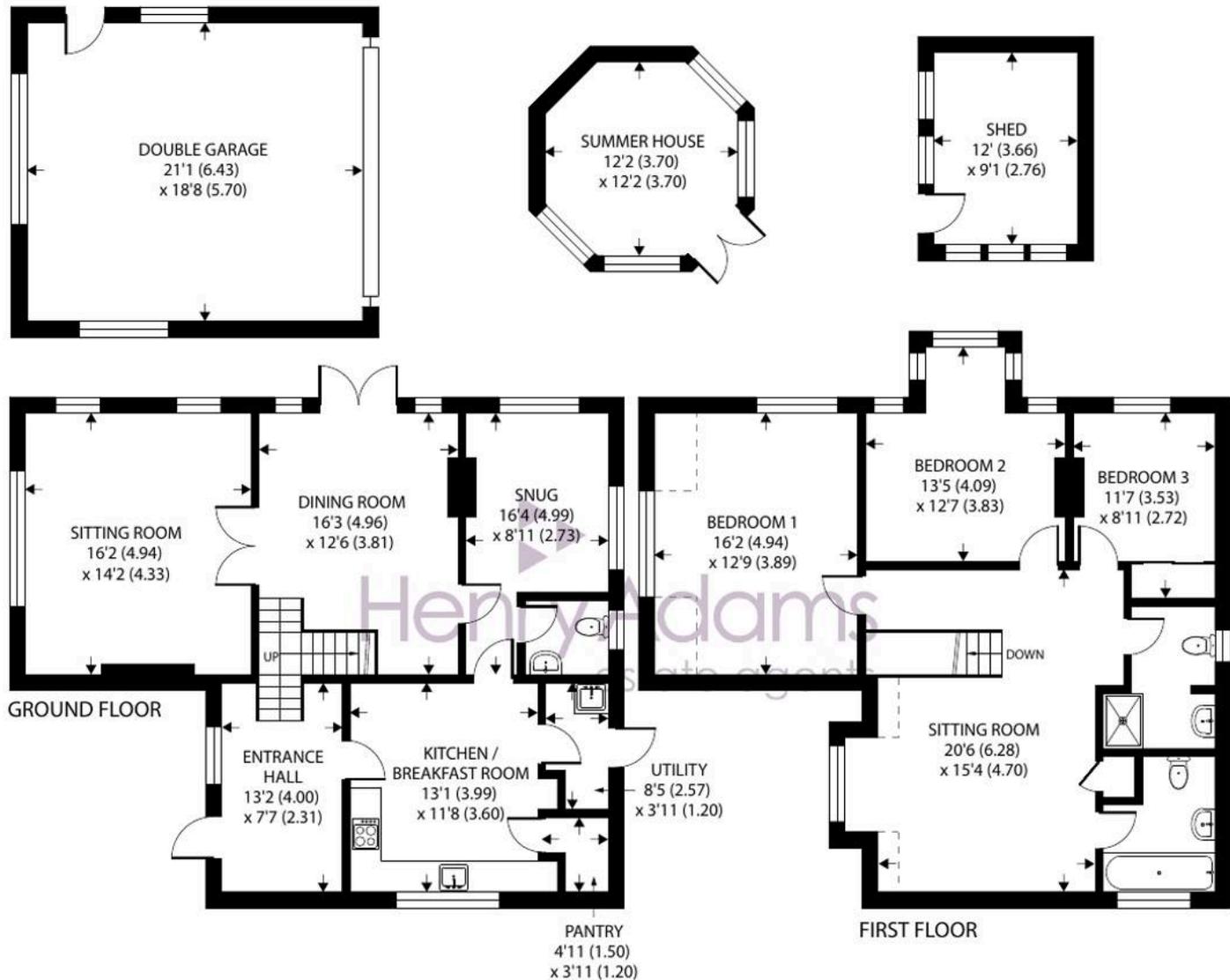
This impressive detached home is situated in a highly desirable residential area, offering spacious and versatile accommodation ideal for family living. The property is thoughtfully arranged, featuring three well-proportioned bedrooms a shower room and bathroom. There is the potential to create a further bedroom, currently arranged as a first floor sitting room, to incorporate the bathroom, making an ideal Principal suite. The welcoming entrance hall leads to a bright and airy sitting room with an open fireplace, complemented by a separate dining room with patio doors opening directly to the garden, perfect for entertaining or family gatherings. A cosy snug provides a relaxing retreat, while the practical utility room offers additional storage and laundry space. The kitchen is well-equipped and designed for every-day use, with a gas fired Rayburn. The property also benefits from a double garage, providing secure parking and storage, as well as two additional spaces providing gated parking for two further vehicles.

The mature wrap around garden is a particular feature of this home, offering a tranquil and private outdoor space for all the family to enjoy. The garden is thoughtfully landscaped, with established borders, a variety of shrubs and trees, and several seating areas, including a summerhouse, to make the most of the sun throughout the day. The patio, accessed via the dining room, is ideal for al fresco dining and summer barbeques. There is ample lawn space for children to play and for keen gardeners to cultivate their own plants or vegetables. The wrap around nature of the garden ensures a sense of privacy and seclusion. This delightful outside space perfectly complements the generous accommodation within, creating a wonderful setting for family life and entertaining.









## Briar Cottage, Dodsley Grove, Easebourne, Midhurst

Approximate Area = 1794 sq ft / 166.6 sq m

Limited Use Area(s) = 36 sq ft / 3.3 sq m

Outbuilding = 235 sq ft / 21.8 sq m

Garage = 395 sq ft / 36.6 sq m

Total = 2460 sq ft / 228.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026. Produced for Henry Adams. REF: 1423451







## Henry Adams – Midhurst

Henry Adams, Bepton Court, 2 West Street – GU29 9NF

01730 817370 • [midhurst@henryadams.co.uk](mailto:midhurst@henryadams.co.uk) • [www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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.