



**15 Brackenwood, Midhurst, West Sussex, GU29 0FB**

Offers in Region of £1,350,000





## 15 Brackenwood, Midhurst, GU29 0FB

Freehold / EPC - B / Council Tax Band G

- Five Double Bedrooms / Three Luxury Bathrooms
- Double Garage with Studio Above
- South Facing Garden
- 165 Acres of Woodland Walks
- Peaceful and Private Living
- Set within the South Downs National Park

A fantastic opportunity to purchase a superb family home in the South Downs National Park, with beautiful countryside on the doorstep and offering a separate work-from-home space, whilst also being close to excellent local amenities.

This property offers luxurious, modern living over three floors. With an abundance of elegance and style, the light and spacious entrance hall sets the theme for the rest of the house. The ground floor offers a great social hub with a spectacular 30ft Kitchen/Dining/Family room that has three sets of double doors, all opening out onto a landscaped garden that is backed by stunning woodland. Features of the kitchen include an induction-hob range, a breakfast island and the added convenience of a separate utility room. A cosy, spacious sitting room, a snug (which could also be used as a formal dining room or playroom) and a cloakroom complete the ground floor.

The first floor has a balcony to the rear, a principal suite which runs the whole length of the house, two further double bedrooms and a family bath/shower-room. The principal suite includes a dressing room and ensuite bathroom which also has a shower and separate bath. The second floor has two further, very spacious, double bedrooms and a family shower room.



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Externally the property makes the most of its private position with an extended patio to the rear that bathes in the sun and a mature garden that backs on to trees. The double garage, with electronic up-and-over door, also has a spacious studio space above it with its own entrance; this is ideal for working-from-home or as additional family space and has heating as well as plumbing provisions, should they be required. The block-paved driveway offers parking for several cars.

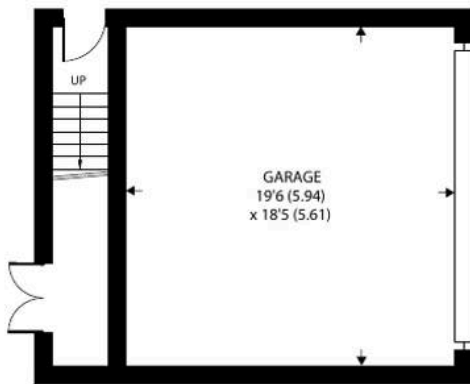
A viewing is essential to appreciate the lifestyle this wonderful setting and surrounding countryside has to offer.

### **King Edward VII Estate:**

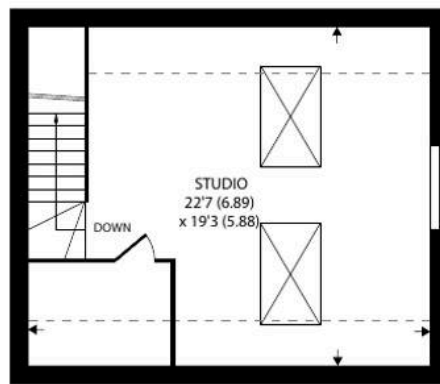
Built in 1901 and designed to be a tuberculosis hospital, the King Edward VII Sanatorium was officially opened by His Majesty King Edward VII on 6th June 1906, and heralded as one of the three finest hospital buildings of its time. Since then, through expert restoration, the vision has been to create a new and vibrant destination in the centre of a glorious location.

Together with 165 acres of parkland with measured walks, residents will get the added benefit of the onsite facilities such as a heated indoor swimming pool, steam room and gym.

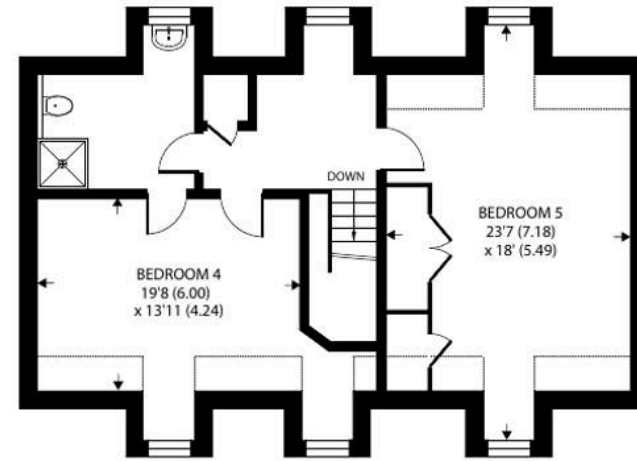




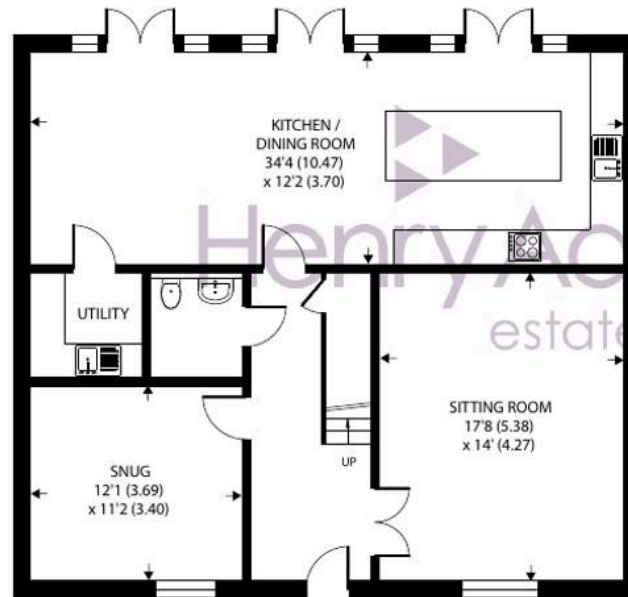
GARAGE GROUND FLOOR



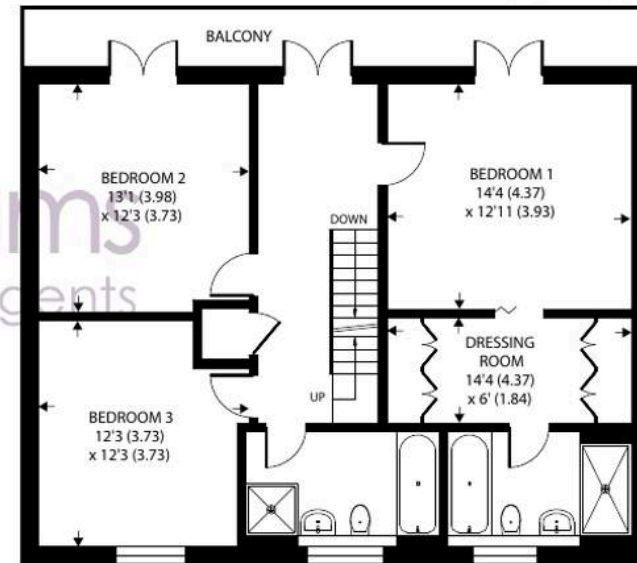
GARAGE FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

## 15 Brackenwood, Midhurst

Approximate Area = 2536 sq ft / 235.6 sq m

Limited Use Area(s) = 182 sq ft / 16.9 sq m

Garage = 769 sq ft / 71.4 sq m

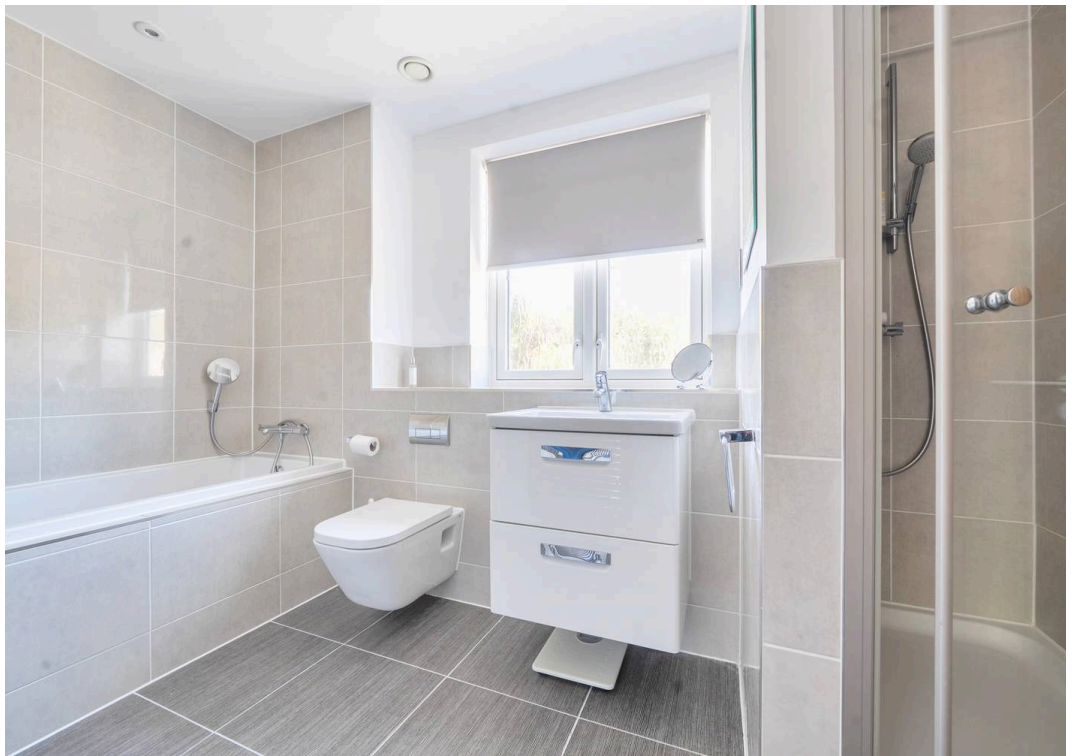
Total = 3487 sq ft / 323.9 sq m

For identification only - Not to scale

Denotes restricted head height



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: 1453389





## 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.