



38 Guillard's Oak, Midhurst, GU29 9JZ

Offers in the Region of £625,000





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Freehold / EPC: TBC / Council Band: F

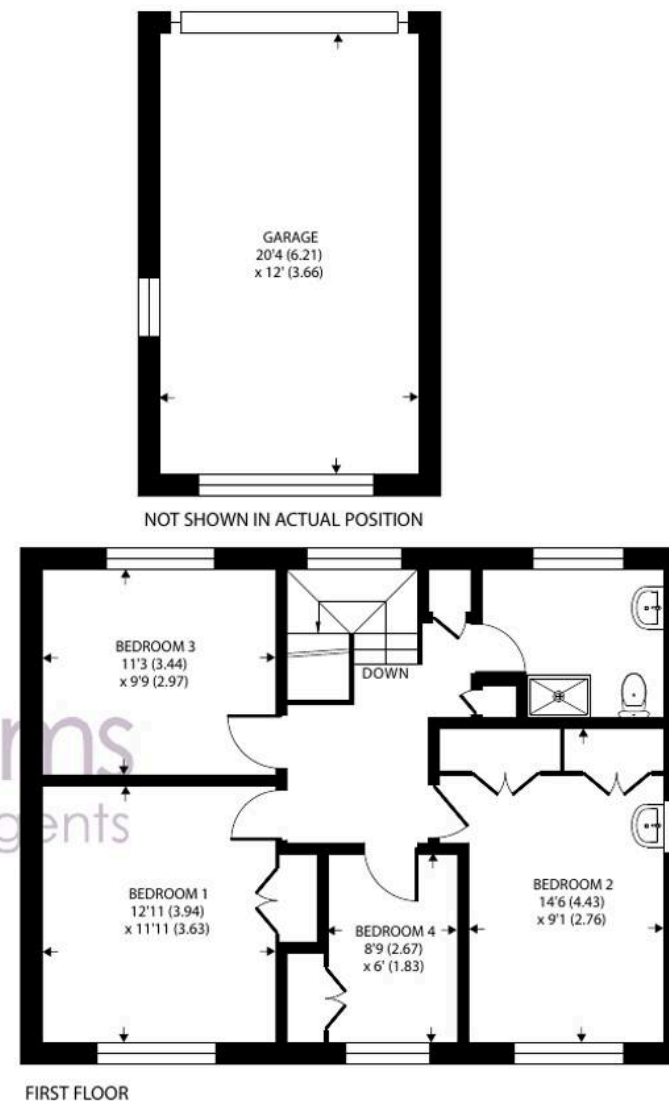
The property offers generous and versatile accommodation throughout, perfectly suited to modern family living. Upon entering, you are welcomed by a spacious entrance hall which leads to the principal reception rooms. The impressive triple-aspect sitting room is flooded with natural light and enjoys direct access to both the side patio and rear garden via double doors, creating an effortless connection between the indoor and outdoor living spaces. A separate dining room provides an ideal setting for formal entertaining and family gatherings, whilst also offering potential to be opened up into the adjoining kitchen, creating a superb open-plan kitchen and dining space.

The fitted kitchen is well-positioned to overlook the garden and is complemented by a practical boot room with side access, ideal for busy family life, dog owners or those returning from countryside walks. A separate utility room, conveniently located to the rear of the garage, provides additional storage and laundry facilities, while a cloakroom completes the ground floor accommodation.

On the first floor, the property offers four well-proportioned bedrooms, comprising three generous double bedrooms and a comfortable single room that would also make an excellent home office or nursery. These are served by a family bathroom featuring a walk-in shower.

Externally, the property truly comes into its own. Occupying a substantial double corner plot, the gardens wrap around the home and provide an excellent degree of privacy, together with ample space for outdoor entertaining, children's play areas or future landscaping projects. Off-road parking is plentiful, with two driveways accommodating multiple vehicles, a primary garage and the rare advantage of a second garage accessed via a gated side entrance, offering excellent storage, workshop space or potential for a variety of uses.





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Approximate Area = 1385 sq ft / 128.6 sq m

Garages = 497 sq ft / 46.1 sq m

Total = 1882 sq ft / 174.7 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). © n̄checom 2026.
Produced for Henry Adams. REF: 1476691



Henry Adams – Midhurst

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

01730 817370 • midhurst@henryadams.co.uk • 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.