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Upperfield Midhurst

PRICE JUST
£675,000



Just one hand crafted detached house built in a classic style in the rarely available hamlet of Easebourne on the northern side of the popular West Sussex village of Midhurst.

Set in a pretty private road and designed with thought to how the homeowner would like to live and built with locally sensitive materials to ensure that this home is a future classic you can be proud of. This is a superb location and this home will not hang around for long!

When you go through the front door you are meet with a stylish and open hall with double doors to the triple aspect living room with feature log burner and bi-folding doors leading into the garden. Also accessed from the hall is the cloakroom, double aspect dining room with further double doors into the kitchen. The stylish fully fitted kitchen has double doors to the hall and dining room and the conservatory overlooking the gardens and door to the garage.

On the first floor there is a master bedroom with en-suite bathroom as well as two further bedrooms and separate bathroom. Outside there is generous driveway leading to the garage and front door with maturing gardens to the south giving access to the living room and conservatory.

Being built to incorporate the latest technology means that this house should be economical to run and kinder on the environment than most.

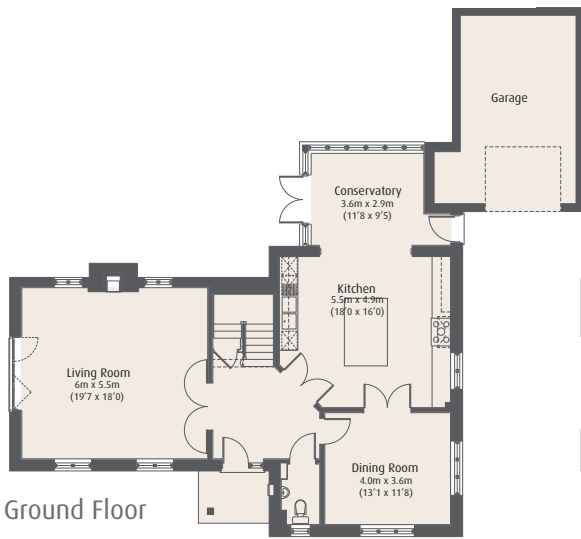
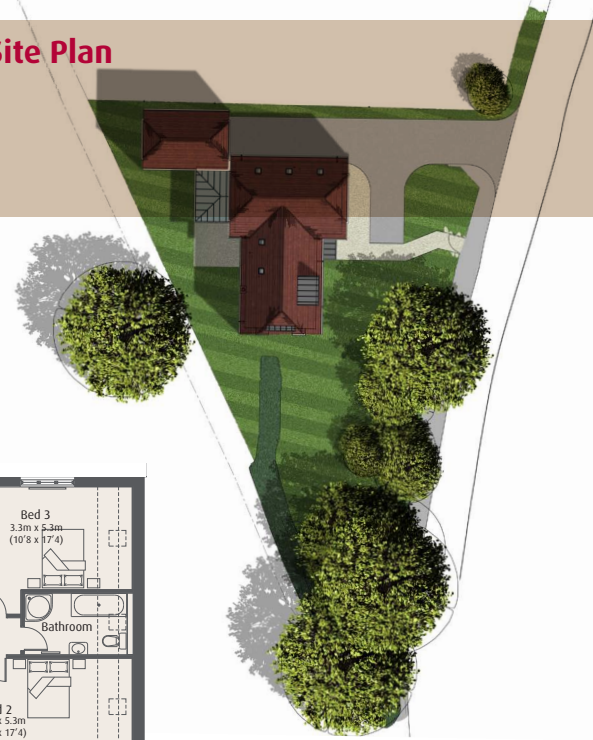
Easebourne itself has a village shop and pub, and is just a stone's throw away from the bustling town of Midhurst where you will find numerous shops, supermarkets, pubs and restaurants. Nearby you will find Cowdray Park where polo is frequently played, and the impressive Cowdray Ruins. Midhurst has great bus travel links to nearby towns and the A286 and A272.



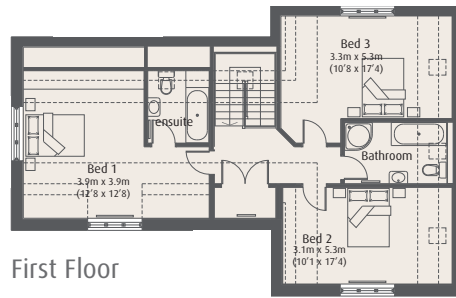
Upperfield

A three-bedroom home with open-plan kitchen/diner, living room, family bathroom, an en suite to master bedroom, and allocated parking.

Site Plan



Ground Floor



First Floor

Specification

Kitchen

- Fully fitted contemporary kitchen.
- AEG Ceramic hob.
- Integrated AEG combination microwave.
- Integrated AEG oven.
- Integrated AEG dishwasher.
- 2 x AEG integrated fridge/freezers.
- Granite worktop with complementing 150mm upstand.
- Under unit LED lighting.
- Double cupboard providing housing and plumbing for washing machine and tumble drier.

Bathroom and En-suite

- Contemporary Villeroy & Boch white suites.
- Complementing Hans Grohe taps and shower fittings.
- Tiled splash-back behind wash-hand basin.
- Full-height tiling to bath and shower.
- Automated electronic extractor fan.
- Light-shaver point.

External Features

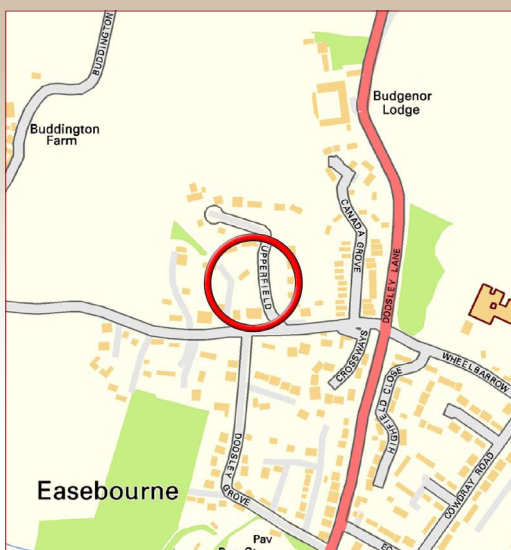
- Southerly aspect gardens.
- Terrace with access to conservatory.
- Attached garage with electric up and over door.

Comfort and Security

- Air source heat pump central heating with underfloor heating on the ground floor and radiators on the first floor.
- Wired for Sky+ and BT.
- Prewired for intruder alarm.
- Mains-wired smoke detectors.

Thakeham-Eco Features

- Electric car-charging point in garage.
- Double-glazed Bereco wooden windows.
- Built to latest 'Part L' compliance.
- Use of A-rated white goods and appliances.



Directions

Heading westbound into Midhurst on the A272, on the right hand bend take the turning into Wheelbarrow Castle. Follow this to the crossroads, go straight over into Hollist Lane, where Upperfield can be found on the second turning on the right. The property will be found immediately on your left.

SAT NAV: GU29 9AE

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VIEWING: Strictly by appointment through the agents above.

Agent's Note: This development consists of different property styles and the photographs and floor plans shown are for general guidance only. All the floor plans and the room sizes shown have been taken from plans prior to construction and their accuracy cannot be confirmed. This brochure and the information contained within does not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.

