





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

A traditionally-built new home with a contemporary-styled interior, set in a landscaped garden and located in a quiet tree-lined, private road.

West Gate is a five-bedroom detached village home where the emphasis of the internal layout is on the provision of large, well-proportioned rooms.

The living room has a bay window and feature stone fireplace with oak concertina doors opening into the dining room. The kitchen features a mix of gloss and wooden cabinetry and is well equipped with an excellent range of appliances including a fridge/freezer, steamer, microwave, wine cooler and dishwasher. An adjoining utility room has access to both the garden and the integral garage.

On the first floor are four bedrooms and three bathrooms including a master bedroom with a luxury en suite and dressing room with bespoke oak wardrobes. On the second floor is a further large bedroom suite with vaulted ceilings and easy access loft storage.

Outside are beautifully landscaped gardens, laid to lawn with mature hedging and a paved seating area. The property is approached through a five bar gate with a driveway leading to an integral garage with an electric up and over door.

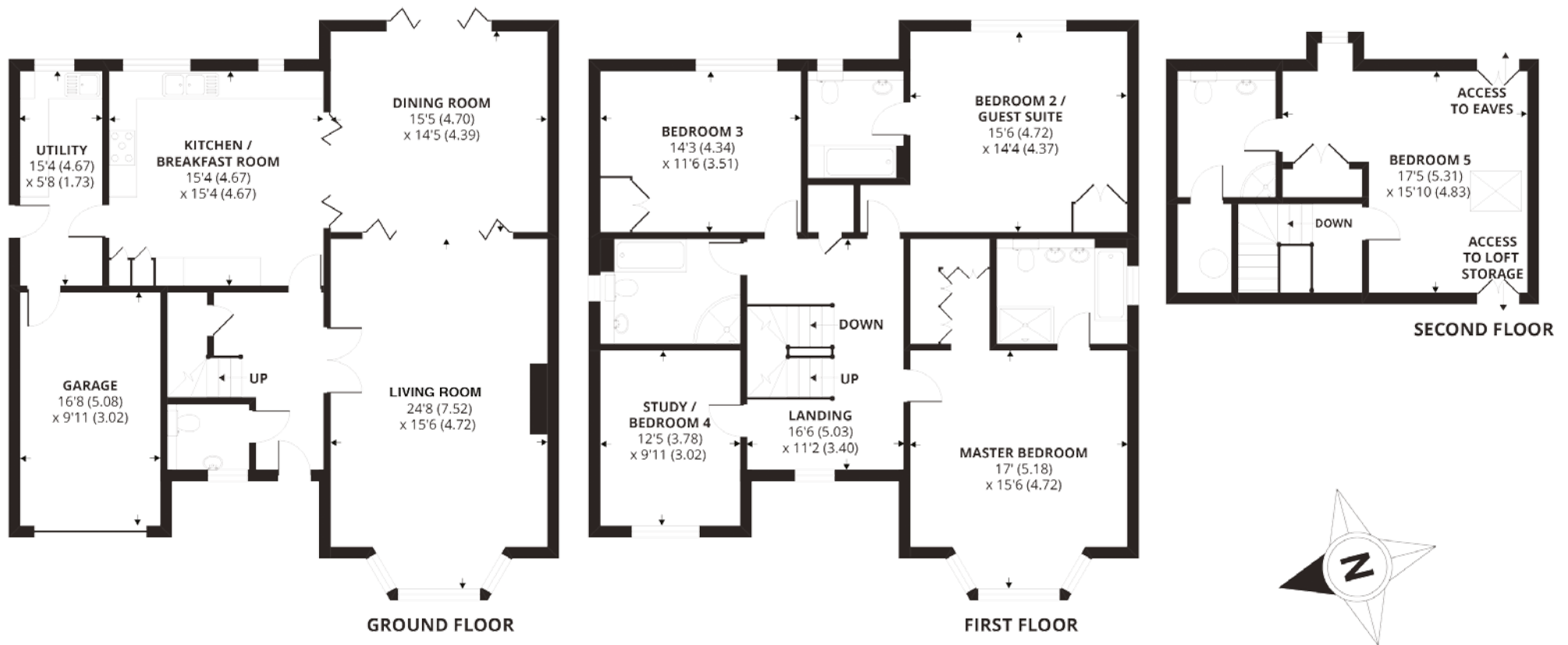
- Concrete ground and first floors
- Blockwork to internal walls
- Efficient gas heating system
- underfloor heating to ground floor
- Radiators to first & second floors
- Heated ladder towel rails
- Low energy down-lighting
- High levels of thermal insulation
- In-built data, telephone & tv system
- Krieder fitted kitchen
- Siemens & Gruppo Incasso appliances
- Stone fireplace for logs, coal or gas
- Oak doors with decorative inlays
- Dressing area with oak wardrobes
- Duravit sanitary ware
- Carpeting & porcelain tiling
- Fitted alarm system
- Landscaped gardens
- Integral garage with electric door
- 10-year new build warranty





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West Gate, Dodsley Grove, Easebourne, Midhurst

APPROX. GROSS INTERNAL FLOOR AREA 2930 SQ FT 272.1 SQ METRES (INCLUDES GARAGE)

Location

Dodsley Grove is a quiet tree lined private road in the village of Easebourne, less than 1 mile from the centre of Midhurst. Within easy walking distance are several good schools including the newly constructed Midhurst Rother College, which has achieved an "Outstanding" Ofsted Report and Easebourne and Midhurst Primary Schools. There is also a village shop and the award-winning Cowdray Farm Shop and Cafe.

The market town of Midhurst dates back to medieval times and is full of character and charm. The magnificent romantic Tudor ruins of Cowdray House, the Montague family seat, stand majestically over the town, surrounded by the manicured polo lawns of Cowdray Park Polo Club. This quintessential market town has a number of independently-owned local shops, such as Café Verdi, Faustino's Wine and Tapas Bar, Marmaduke's antiques and collectables store and Arnage, a vintage shop, which was listed in Vogue magazine's top 100 shops outside London.

The town is well connected with Chichester and Petworth both only 20 minutes by car. Between Midhurst and Chichester is the Goodwood Estate, famed for its horse racing, Festival of Speed and Revival car events. The cities of Portsmouth and London are 30 minutes and 1 hour 45 minutes away respectively. The nearby mainline train station in Haslemere provides a direct link to London Waterloo in less than an hour.

Directions

From our office in North Street, Midhurst proceed north over the bridge into Easebourne and turn left at the mini roundabout on the A286 Dodsley Lane towards Haslemere. After approximately half a mile turn left at the crossroads into Hollist Lane and then after 250 meters turn left into Dodsley Grove. West Gate will be found 100 meters on the left-hand side.

NOTE

Please do not rely on the post code for Satellite Navigation directions.

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.



