



Willow Lodge, The Fairway, Midhurst, West Sussex

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Willow Lodge, The Fairway, Midhurst, West Sussex GU29 9JF

A beautifully presented detached family home with impressive views of the South Downs

Haslemere Station 9.7 miles (London Waterloo 53 mins), Chichester 11.9 miles, M3 (J4) 28.1 miles, M25 (J10) 33.3 miles, London Gatwick Airport 35.5 miles, Central London 54 miles

Entrance hall | Sitting room with balcony
Dining room | Kitchen | Utility | 4 Bedrooms
2 Family bathrooms | Garden | EPC rating C

The property

Willow Lodge is an attractive family residence offering over 1,700 sq. ft. of versatile accommodation arranged over two light-filled floors. The property has seen a comprehensive scheme of renovation and refurbishment. In recent years, a new roof, block paved driveway, wrap around paved terrace, and new modern kitchen and bathroom has been added.

The ground floor accommodation is arranged around the airy dual-aspect central entrance hall, with store cupboards and turned stairway. There is a 17 ft. dining room featuring sliding glazed doors to the front terrace. This room opens naturally to a sleek kitchen with a wide range of modern fitted wall and base cabinetry, work surfaces, various deluxe integrated appliances, and a door to the rear garden. Completing the ground floor is a contemporary family bathroom and three well-appointed double bedrooms with a variety of built-in wardrobes, one of which is currently being used as a study.

The first floor is home to an additional family bathroom alongside the larger dual-aspect principal bedroom with its tranquil vistas and fitted wardrobes. There is a stunning 19 ft. sitting

room with a warm westerly aspect offering beautiful views over miles of countryside. There are floor to ceiling glazed windows with sliding doors running the full length of the room flowing onto a balcony providing further views of the garden and South Downs beyond.

Outside

The property is accessed via a private driveway serving three executive homes. Double wooden gates open onto a block-paved driveway with ample parking and a secluded mature garden with sweeping lawn and seating areas. Stepping stones lead to the main entrance and large sun terrace with a wrap around patio, all complemented by mature trees and decorative shrubs.

The first-floor balcony with its glass balustrade offers uninterrupted views, whilst the rear garden features an enclosed lawn with a wealth of colourful established herbaceous borders and planting.

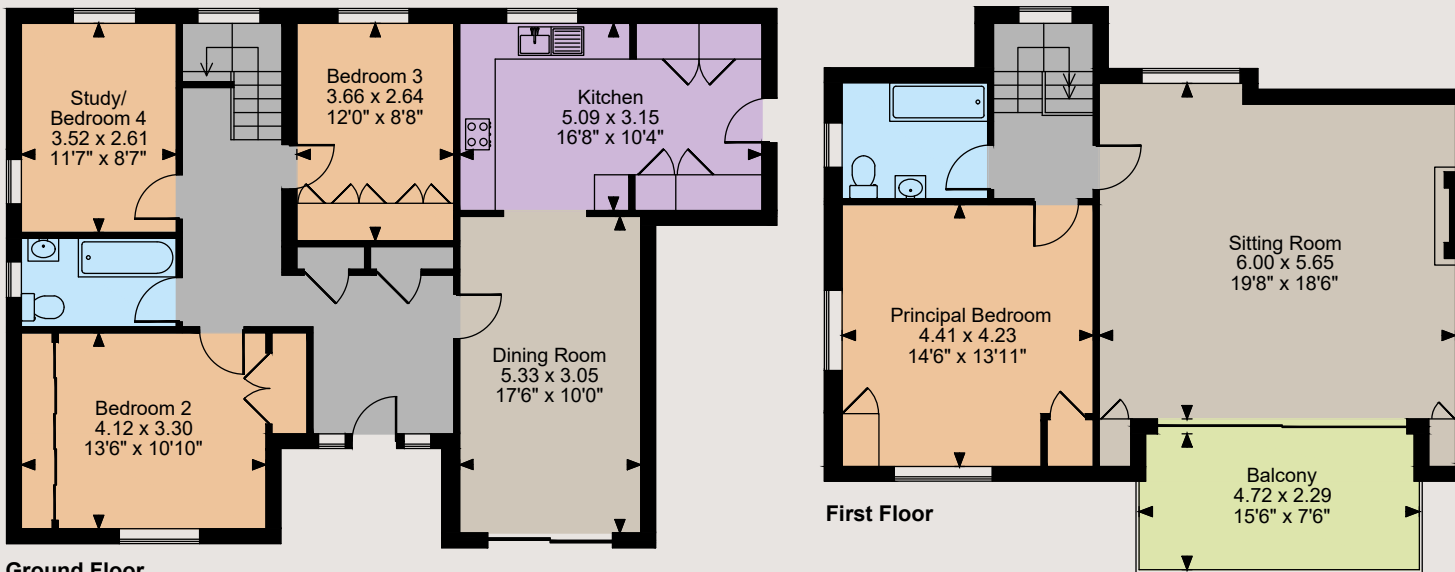
Location

The popular market town of Midhurst in the heart of the South Downs National Park enjoys a wide range of amenities, including high street and independent shops, schools, eateries and public houses. The Cathedral city of Chichester is within easy reach, offering a comprehensive range of additional recreational, cultural and educational facilities. Haslemere provides further amenities and a mainline railway station with regular links to London (Waterloo) in just 53 minutes. The coast is less than 20 miles to the south and there are several local golf courses nearby, as well as polo at Cowdray Park and racing at Goodwood. The M3 and M25 offer convenient road links to Gatwick and further afield. Notable nearby schools include Conifers, Bedales School and prep schools, Seaford College, Amesbury and St Ives.





Floorplans
House internal area 1,753 sq ft (162.9 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8622203/SS



Directions

From Chichester, head north following signs along the A286 for approximately 11.6 miles. Proceed onto Bourneway and turn left onto The Fairway, where the private drive to the property will be found on the left at the top of the hill.

General

Local Authority: Chichester District Council
Services: Mains electricity, gas, water & drainage
Council Tax: Band F
Tenure: Freehold
Guide Price: £899,950

Chichester

31 North Street, Chichester, West Sussex, PO19 1LY
01243 832600

chichester@struttandparker.com
struttandparker.com

Midhurst

West Street, Midhurst, West Sussex, GU29 9NQ
01730 812456

midhurst@kingchasmorecountrywide.co.uk

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2024. Particulars prepared May 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland, including Prime Central London



BNP PARIBAS GROUP