



13 Canada Grove

Easebourne, Midhurst, West Sussex, GU29 9AF

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FEATURES

- 3 Bedroom Detached Home
- Double Garage below with potential to convert
- Large rear gardens with stores, vegetable garden and a greenhouse
- Dual Aspect Sitting/Dining Room
- Kitchen, Bathroom & Cloakroom
- NO ONWARD CHAIN

O.I.E.O. - £385,000

Freehold

EPC—TBC

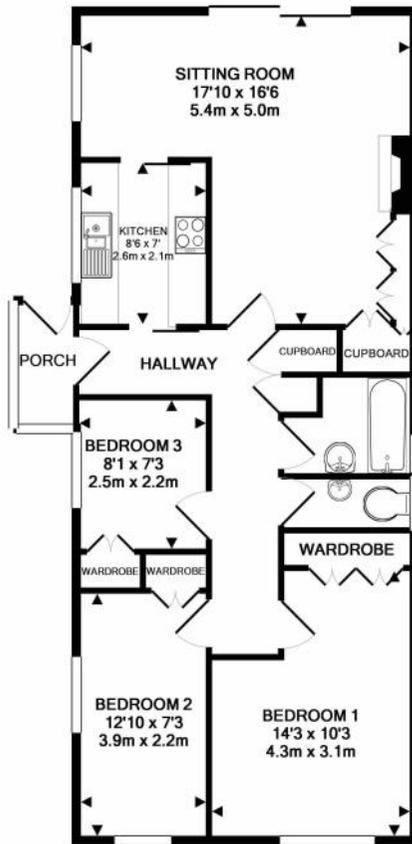
PROPERTY

Situated in a popular residential close within the highly desirable village of Easebourne, this 3 Bedroom detached home offers versatile and spacious accommodation over one floor with a detached double garage beneath. Other homes in the road have either extended or converted the garaging into additional living space, and as such this may well be a possibility subject to necessary consents. The home boasts 3 bedrooms, a generous light & airy 'L' shaped sitting/ dining room with views over the rear garden, a modern kitchen, bathroom and separate W.C.

The property also benefits from double glazed windows and a gas heating system. Viewing is highly recommended to fully appreciate the space enjoyed together with the excellent rear garden and the potential offered.



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OUTSIDE

The home enjoys an excellent 130' rear garden (overall plot of 0.177 acre) which is laid predominately to lawn with mature flower and shrub beds. Adjacent to the rear of the home is a paved patio area with a rockery garden and steps leading to the area of lawn. To the rear of the garden there is a vegetable garden with a greenhouse, separated from the lawned area by hedging. There is also a pair of brick-built garden stores and a range of attractive trees.

LOCATION

The popular village of Easebourne is situated just to the north of the town of Midhurst. The village benefits from a Health Centre, Shops including the Cowdray Farm Shop, a Petrol Station, Church and a mixture of Private and state Junior Schools. There is also a renowned Golf Club at Cowdray Park and Polo is played during the season in sight of Cowdray Ruins.

Midhurst itself caters for most everyday shopping needs together with Community Centre, Supermarkets, Hotels, Restaurants, Midhurst Rother College, Banks, Churches and Library. The town is found in the heart of the South Downs National Park and therefore offers some of the finest walking and riding opportunities in the area.

The surrounding towns of Haslemere, Petersfield & Chichester provide further shopping, educational & recreational amenities together with railway stations providing regular services to London.

TOTAL APPROX. FLOOR AREA 794 SQ.FT. (73.8 SQ.M.)

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