

Vine House

West Lavington, Midhurst, West Sussex



Jackson-Stops
& Staff



People **Property** Places

A high specification energy efficient 5 bedroomed house with fabulous country views within ½ mile of Midhurst

Features

- Oak framed entrance porch
- Kitchen/dining/family room
- Utility/boot room
- Study/games room
- Drawing room with fireplace
- 5 bedrooms (3 en suite)
- Family bathroom
- Underfloor heating throughout
- Energy efficient heat pump system
- Quality ceramics and oak flooring on the ground floor
- Oak internal doors throughout
- High specification bathrooms by Villeroy and Boch
- Quality professionally designed kitchen with fully integrated NEFF appliances and granite worksurfaces
- Aluminium bi-folding doors to the terraces from the drawing room and kitchen
- Handmade oak front door
- Handmade bespoke oak staircase
- Low maintenance powder coated aluminium windows throughout with argon filled highly efficient double glazing
- Double garage with remote controlled roller doors
- Beautifully landscaped gardens with large terraces, numerous borders and lawns
- In all about 1/3 acre





The Property

The property has been built to the highest standards by a renowned local building company and has been designed to suit the requirements of modern family living. The house is 3,255sq feet plus an integral double garage of 322sq ft.

The house has been built to significantly exceed current building regulations with regard to energy efficiency. This will be achieved through very high levels of insulation and energy efficient glass, combined with a low carbon heating system. There is a whole house energy system consisting of an air-sourced heat pump (ASHP), Mechanical Ventilation and Heat Recovery System (MVHR) and Solar PV. Combined, these create a low carbon system, which in conjunction with the Government backed feed in tariff, will provide an environmentally friendly energy solution with low running costs for the home owner.

The Location

Midhurst is a ½ mile walk and provides for most everyday needs, whilst the town of Guildford in Surrey and the Cathedral city of Chichester, both with renowned Theatres, are within easy reach and provide more extensive shopping and leisure facilities.

The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports. There are excellent recreational facilities in the area, with polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Pulborough and Liphook and sailing out of Chichester Harbour and other centres along the South Coast.

There is walking and riding on numerous footpaths and bridleways in the area and on the South Downs nearby.

Mileages:

- London 52 miles
- Midhurst easy walking distance
- Petworth 8 miles
- Haslemere 12 miles
- Chichester 12 miles
- Haslemere to London Waterloo from 53 minutes



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Property Information

Post Code: GU29 0EQ

Services (All new): We are advised by our client that the property has mains drainage, electricity and water.

Guarantee: 10 year warrantee provided by CRL.

Fixtures and fittings: Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation with the vendors.

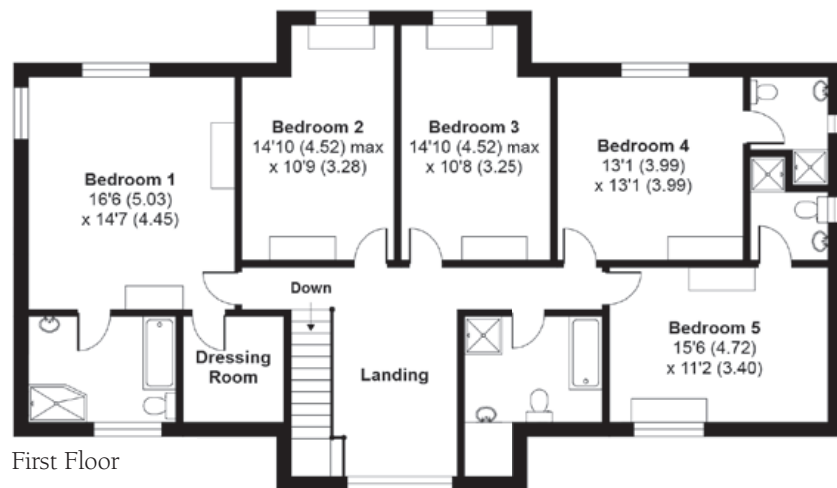
Local Authority: Chichester District Council.

Tax Band: TBC.

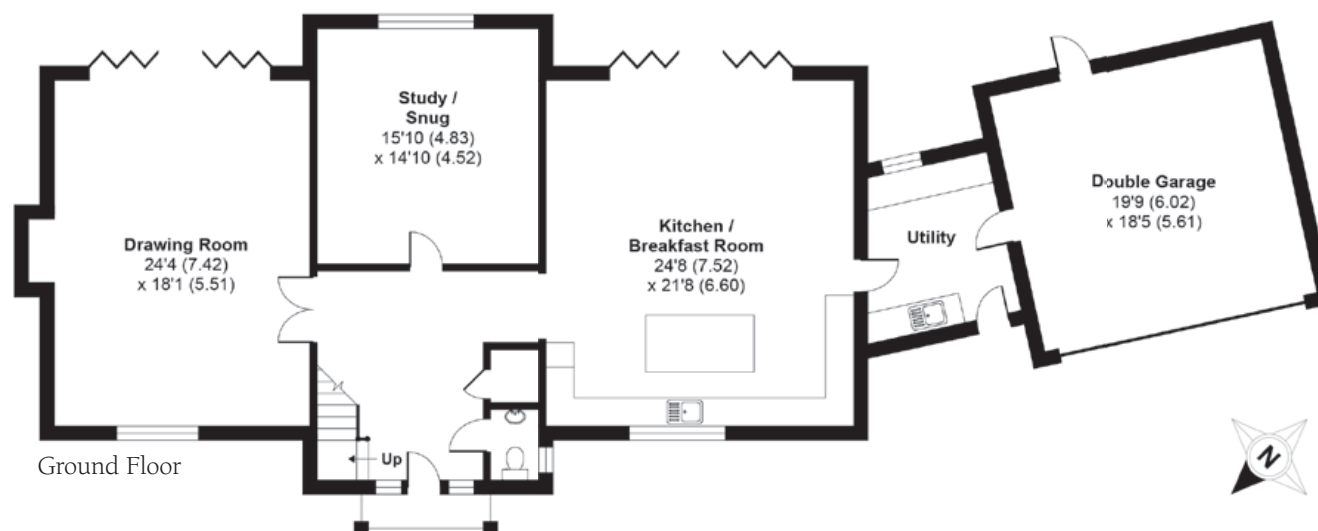
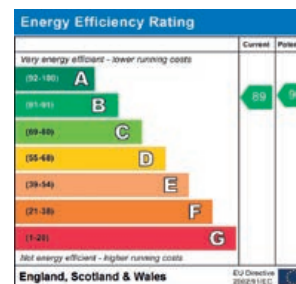
Tenure: Freehold

Viewing: All viewings are strictly by appointment with Jackson-Stops & Staff, Midhurst 01730 812357. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Directions: From our office in Midhurst proceed south past the pond. Then take the next turning on the left into Selham Road. Proceed past the turning from Church Road. Take the next right into Highstanding Lane and the entrance to Vine House is the first on the left hand side.



Approx. Gross Internal Area:
House: 3255 sq.ft. / 302.4 sq.m.
(excludes garage)
Garage: 322 sq.ft. / 29.9 sq.m.



Important Notice: Jackson-Stops & Staff, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs: Taken April 2015

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