





## Parkmead

7 Crown Wood, Kings Drive,  
Midhurst, West Sussex  
GU29 0BH

A beautifully presented, light and particularly spacious newly built Arts and Crafts style family home by award winning developer Millgate, set within the South Downs National Park and located within the King Edward VII Estate

Midhurst 2.8 miles, Haslemere town centre 6.5 miles, Haslemere mainline station 6.9 miles (London Waterloo 53 minutes), Guildford 20 miles, London via the A3 48 miles. (Distances and times approximate)

Entrance hall | Drawing room | Dining room  
Kitchen/Breakfast room | Family room  
Orangery | Utility room | Cloakroom | Master bedroom with bathroom en-suite and a large terrace | 4 further bedrooms | 3 further bath/shower rooms (2 en-suite) | 10 year guarantee

Detached triple barn style garage | Gardens  
EPC rating TBC

### The property

Parkmead has been thoughtfully designed with impressive attention to detail by award winning developer Millgate, creating a stylish family home with striking space and light throughout.

The magnificent and beautifully appointed kitchen breakfast room is a particular feature, with additional large orangery and family room all combining to create a stunning open contemporary living space with bright south westerly views over the gardens. The drawing room and dining room provide elegant more formal entertaining space.

The master bedroom features a lovely terrace with views over the gardens and a well-appointed bathroom en-suite. The four further bedrooms are all generous and bedrooms two and three also benefit from shower rooms en suite.

The house also benefits from a Premier 10 year guarantee.

### Situation

Parkmead is located in a rural position towards the end of a private no through lane, situated on the Surrey/West Sussex border in a secluded position on the edge of the prestigious King Edward VII Estate and benefiting from the 165 acres of private gardens, woodland walks and impressive communal facilities including a swimming pool, tennis court and concierge service.

In addition to the private woodland walks there are many footpaths and bridleways in the area, much of which is owned and maintained by the National Trust forming part of the South Downs National Park. The nearby hamlet of Henley features the award winning and highly respected Duke of Cumberland Arms, the Good Food Guide's pub of the year 2012.

Midhurst town is about 2.8 miles distant and provides for most everyday needs with a good range of shopping and recreational facilities. Haslemere town is about 6.5 miles away and provides a good variety of boutique shopping, restaurants, a Waitrose supermarket, recreational facilities and a mainline station with fast trains reaching London Waterloo in approximately 53 minutes.

The cathedral towns of Guildford and Chichester provide more extensive shopping and leisure facilities.

The A3 London to Portsmouth road can be accessed at Liphook, Liss or Hindhead providing access through the recently opened Hindhead tunnel to Guildford, London, Heathrow, Gatwick, the M25, and south to the coast.





There is a fine selection of schools in the area including Conifers in Easebourne, Bedales and Churches College in Petersfield, Seaford College near Petworth, St Ives, St Edmunds, The Heights, Highfield, Brookham, Amesbury and the Royal School (both junior and senior). Other schools in the area include the Royal Grammar School in Guildford, Charterhouse in Godalming and Cranleigh School.

Sporting facilities include golf at Cowdray Park, Goodwood, Pulborough and Liphook, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester.

There are theatres at Guildford and Chichester.

### Outside

Parkmead is approached via a sweeping driveway providing plenty of parking and turning, and leading to the detached triple barn garage with automated doors and a side pedestrian door.

The landscaped gardens are mainly laid to lawn with mature and specimen trees, perennial shrubs and evergreens. There is a large Indian sandstone terrace across the back of the house, ideal for outdoor entertaining.

### General

**Services:** Mains water, gas, electricity and drainage. Gas-fired underfloor heating.

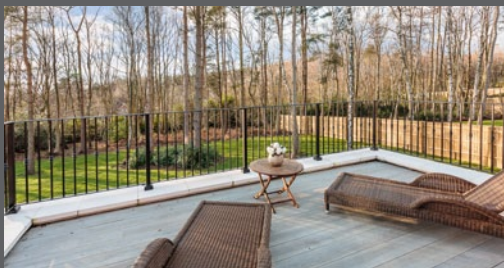
**Council Tax:** TBA.

**Postcode:** GU29 0BH.

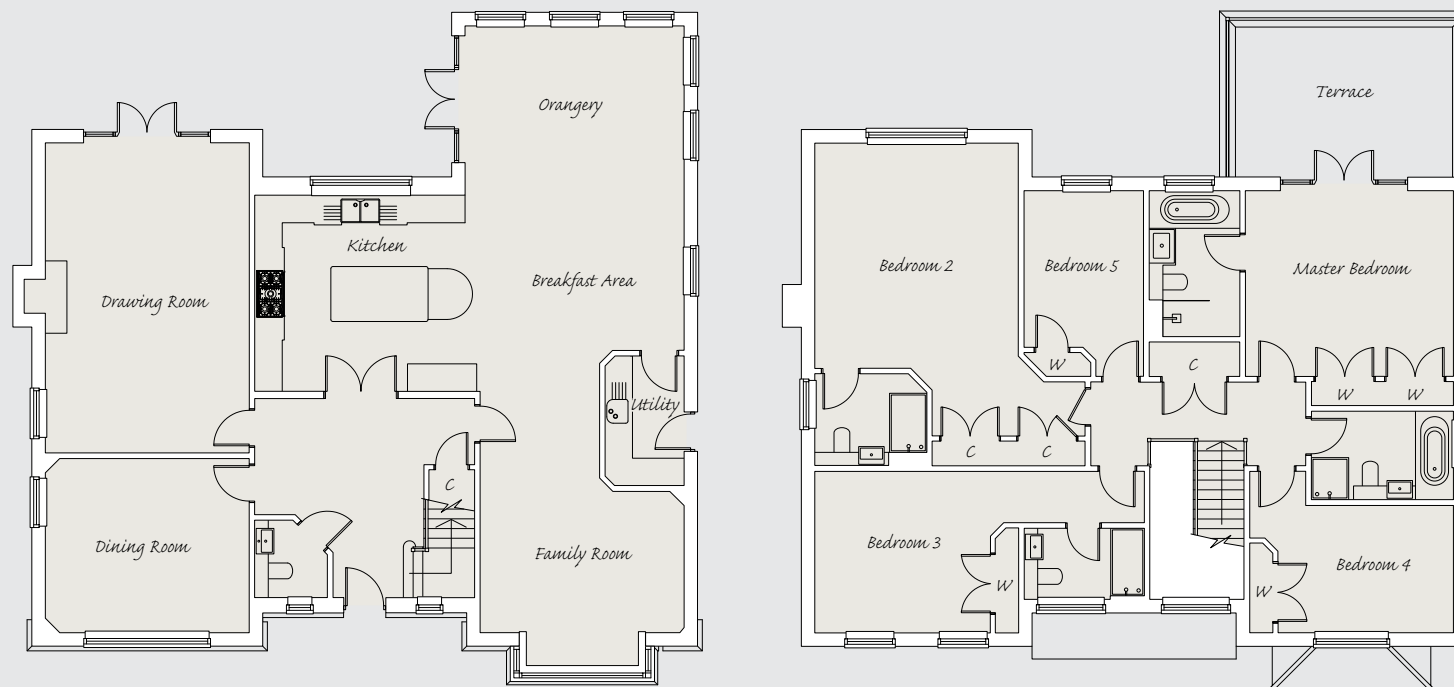
**Local authority:** Chichester District Council, East Pallant, Chichester, West Sussex PO19 9LD Tel: 01243 785166.

**Easements:** The property is sold subject to and with the benefit of all rights, including rights of way, either public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether they're referred to in these particulars or not





**Floorplans**  
For identification purposes only.



**Directions**

From our offices in Haslemere turn right then immediately left up Shepherds Hill continuing on the A286 Midhurst Road. Follow this road through Fernhurst and the hamlet of Henley for about 5.8 miles. At the top of the hill before the Midhurst straight, turn right signposted King Edward VII. Proceed along Kings Drive for about 0.7 miles turning right onto the continuation of Kings Drive in front of the King Edwards VII Estate visitors centre. Pass the drive for Hurst Park on the left and Crown Wood will be found after a short distance on the left hand side, Parkmead is the fifth house on the right hand side.

**Haslemere**

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