



BAYLEAVES

BEPTON, MIDHURST, WEST SUSSEX

JACKSON-STOPS



**BAYLEAVES, BEPTON, MIDHURST,
WEST SUSSEX, GU29 9RB**

TOTAL APPROX. FLOOR AREA: 294.7 SQ M / 3,172 SQ FT

A DETACHED FAMILY HOUSE WITH
MATURE GARDENS AND DOUBLE GARAGE,
OFFERING SCOPE FOR MODERNISATION AND
POTENTIAL ANNEXE ACCOMMODATION,
WITHIN WALKING DISTANCE OF MIDHURST



DISTANCES

BY ROAD:

LONDON 55 MILES

MIDHURST 1 MILE

HASLEMERE 9 MILES

CHICHESTER 12 MILES

BY RAIL:

HASLEMERE TO LONDON

WATERLOO FROM 49 MINUTES

GROUND FLOOR

- Hall
- Sitting room
- Conservatory
- Dining room
- Kitchen
- Back porch with lift to first floor
- Utility room
- Cloakroom
- Integral double garage

FIRST FLOOR

- Main bedroom with shower room en suite
- 3 further bedrooms
- Office / hobby room with lift to ground floor
- Shower room
- Games room (accessed via a separate staircase)

OUTSIDE

- Garden
- Pond
- Terrace
- Parking
- 2 Greenhouses
- In all about 0.48 acres



THE PROPERTY

Bayleaves is a substantial family house, situated on the edge of the village of Bepton and within walking distance of the town of Midhurst. The property has been in the same ownership for nearly fifty years and offers an incoming purchaser the opportunity to modernise and reconfigure, subject to the necessary consents.

A welcoming porch leads into an impressive triple aspect sitting room, where large windows provide excellent natural light and a open fire place creates a focal point. The sitting room opens directly into a conservatory, providing a further versatile reception space with views towards the garden.

There is a separate dining room, ideal for family meals and entertaining, together with a kitchen, useful utility room and cloakroom. The utility room provides direct access to the substantial double garage, which includes a car inspection pit- an unusual and valuable feature for car enthusiasts, workshop use or additional storage. There is a rear porch off the kitchen which houses a lift to the first floor.





Above the garage is a large games room / office, providing considerable flexibility. This part of the property could potentially be transformed into an annexe or independent living accommodation, subject to the required consents, making it particularly attractive for multi-generational living, guests, a home business or additional income potential. The garage also has the benefit of solar panels on the roof.

The first floor offers a generous main bedroom with its own en-suite shower room. Three further bedrooms are served by a family shower room, while a separate study provides an ideal dedicated home working environment or hobby room.

This is a property where the opportunity is as compelling as the accommodation itself. While requiring comprehensive modernisation, the house offers the space and flexibility to create a truly individual home.





GARDENS & GROUNDS

The gardens are a particular feature of the property and are stocked with a variety of mature shrubs and specimen trees. The front and rear gardens are both a good size and provide plenty of scope for landscaping, entertaining and family use. There is a driveway for several cars. The gardens currently include two greenhouses and a garden shed, offering excellent facilities for keen gardeners, together with useful additional storage.

THE LOCATION

The village of Bepton is located in the South Downs National Park and has a country house hotel with leisure facilities and a church and is surrounded by open countryside with many footpaths and bridleways in the area for walking straight from the property.



The town of Midhurst is one mile away and provides for most everyday needs with a selection of good primary schools close by and Midhurst Rother academy within walking distance. Guildford in Surrey and the Cathedral city of Chichester, both with renowned Theatres, are within easy reach and have more extensive shopping and leisure facilities. The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports, whilst the mainline station at Haslemere provides a fast service to London Waterloo.

Midhurst and the surrounding area have much to offer with Polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Goodwood, Pulborough and Liphook, motor racing at the Goodwood circuit and sailing out of Chichester Harbour and other centres along the South Coast. There are many footpaths and bridleways in the area for walking and riding.

PROPERTY INFORMATION

Post Code: GU29 9RB

Services: We have been advised by our clients that the property has mains gas, electricity, water and drainage. None of the services have been tested.

Fixtures, Fittings & Garden Statuary: 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.

Council Tax: Band G

Photographs: Taken September 2026

Viewing: All viewings are strictly by appointment with Jackson-Stops, 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

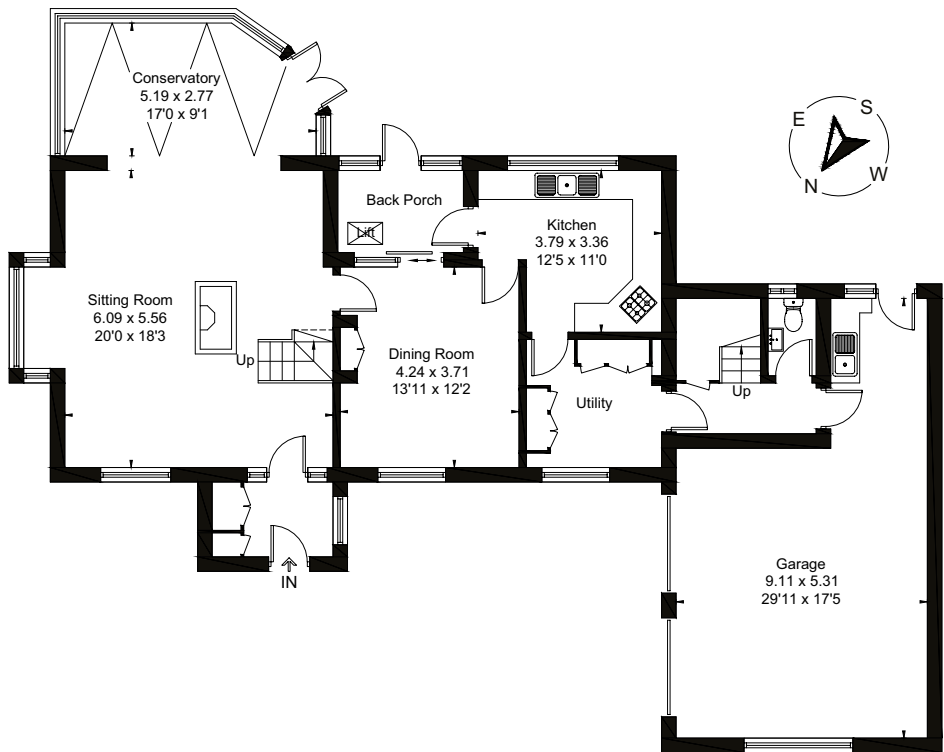
From Midhurst, take the A286 towards Chichester. On the sharp left hand bend, turn right signed to Bepton. Continue for 0.5 miles and Bayleaves is the third house on the left hand side.

what3words: ///germinate.loafer.soaks



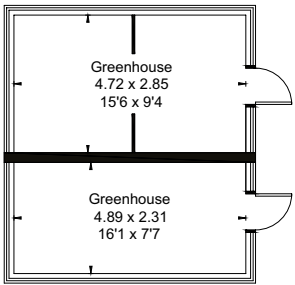
BAYLEAVES

APPROXIMATE FLOOR AREA = 270.0 SQ M / 2,906 SQ FT (INCLUDING GARAGE)
GREENHOUSES = 24.7 SQ M / 266 SQ FT
TOTAL = 294.7 SQ M / 3,172 SQ FT

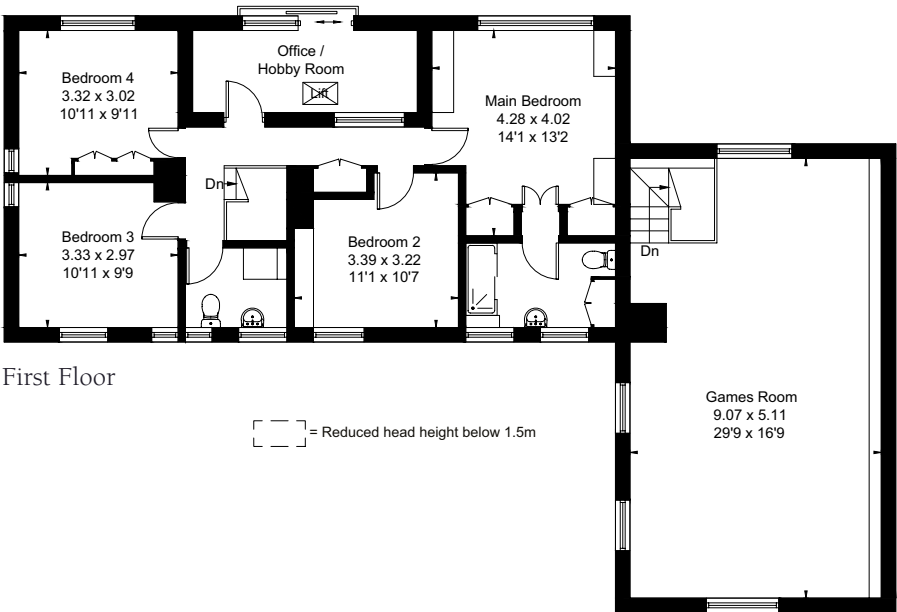


Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy, however
all measurements are approximate. This floor plan
is for illustrative purposes only and is not to scale.

Ground Floor



(Not Shown In Actual
Location / Orientation)



First Floor

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
Current	Potential	
		67
		38

Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.



MIDHURST

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