

BRIERY

CHICHESTER ROAD, MIDHURST, WEST SUSSEX

JACKSON-STOPS

BRIERY
CHICHESTER ROAD, MIDHURST, WEST SUSSEX, GU29 9PF

GUIDE PRICE £995,000

AN ATTRACTIVE THREE BEDROOM DETACHED, DOUBLE FRONTED PERIOD HOME ON THE OUTSKIRTS OF MIDHURST WITH VIEWS OVER SOUTH POND



DISTANCES

BY ROAD
LONDON 55 MILES
PETWORTH 6 MILES
HASLEMERE 8 MILES
CHICHESTER 12 MILES

BY RAIL
HASLEMERE TO LONDON
WATERLOO FROM 49 MINUTES

GROUND FLOOR

- Sitting Room
- Library
- Kitchen / Breakfast Room
- Utility Room
- Cloakroom
- Side Entrance Hall

FIRST FLOOR

- Main Bedroom
- Double Guest Bedroom
- Further Double Bedroom
- Family Bathroom

OUTSIDE

- West Facing Garden
- Outdoor Kitchen
- Home Office
- Shed



THE PROPERTY

Briery is a light and airy Edwardian property within walking distance of Midhurst which has undergone recent refurbishment to a high standard throughout. The property benefits from spacious accommodation, high ceilings and underfloor heating to the ground floor and the family bathroom. The front door opens onto a small hallway off which is the library / family room and the sitting room both with triple bay sash windows and wooden flooring. The sitting room has the benefit of a wood burning stove. The kitchen / breakfast room has been carefully re designed and incorporates a range of wall and base units with marble work surface, built in pantry cupboard, a freestanding range cooker, integrated appliances and bifold doors out to the garden. A useful utility room with butlers sink and a range of units with marble work surfaces leads on from the side access to the garden. A guest cloakroom completes the ground floor.

To the first floor there is a main bedroom with triple bay sash window, original wooden flooring and a range of built in wardrobes. The double guest bedroom has triple bay sash window, original wooden flooring and built in wardrobes whilst a smaller double bedroom has built in wardrobes and a wonderful view over South Pond. A spacious family bathroom which is dual aspect, has tiled flooring with sensor lighting, a double vanity unit, freestanding cast iron bath and a walk in rainfall shower.

OUTSIDE

A stone tiled terrace leads down to a lawned garden and a further terrace with covered pergola and an outdoor kitchen with seating area. To the rear of the garden is a fitted out home office with integrated shed, a storage area for bikes and a gate with direct access onto South Pond.





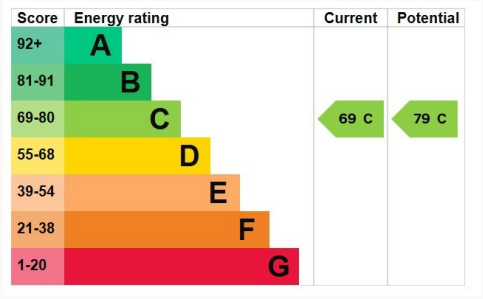


THE LOCATION

Briery is located just on the outskirts of central Midhurst, at the heart of The South Downs National Park. The property is within walking distance of all that the town has to offer. Midhurst provides for most every day needs, including two supermarkets, a range of cafes, a butchers and various artisan shops, The Spread-Eagle Hotel, The Grange Leisure Centre and Midhurst Rother College.

The town of 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, horse racing at Goodwood and Fontwell, golf at Cowdray Park, Goodwood 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.









DIRECTIONS

From North Street turn left into Knockhundred Row, follow the road round and down the hill out of Midhurst, past the pond. Briery can be found on the row of houses on the right-hand side just before the left hand turn to West Lavington.

What3Words: ///ranch.widgets.passwords

PROPERTY INFORMATION

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

Fixtures & 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.

Viewing: Only by appointment with Jackson-Stops. Tel: 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.

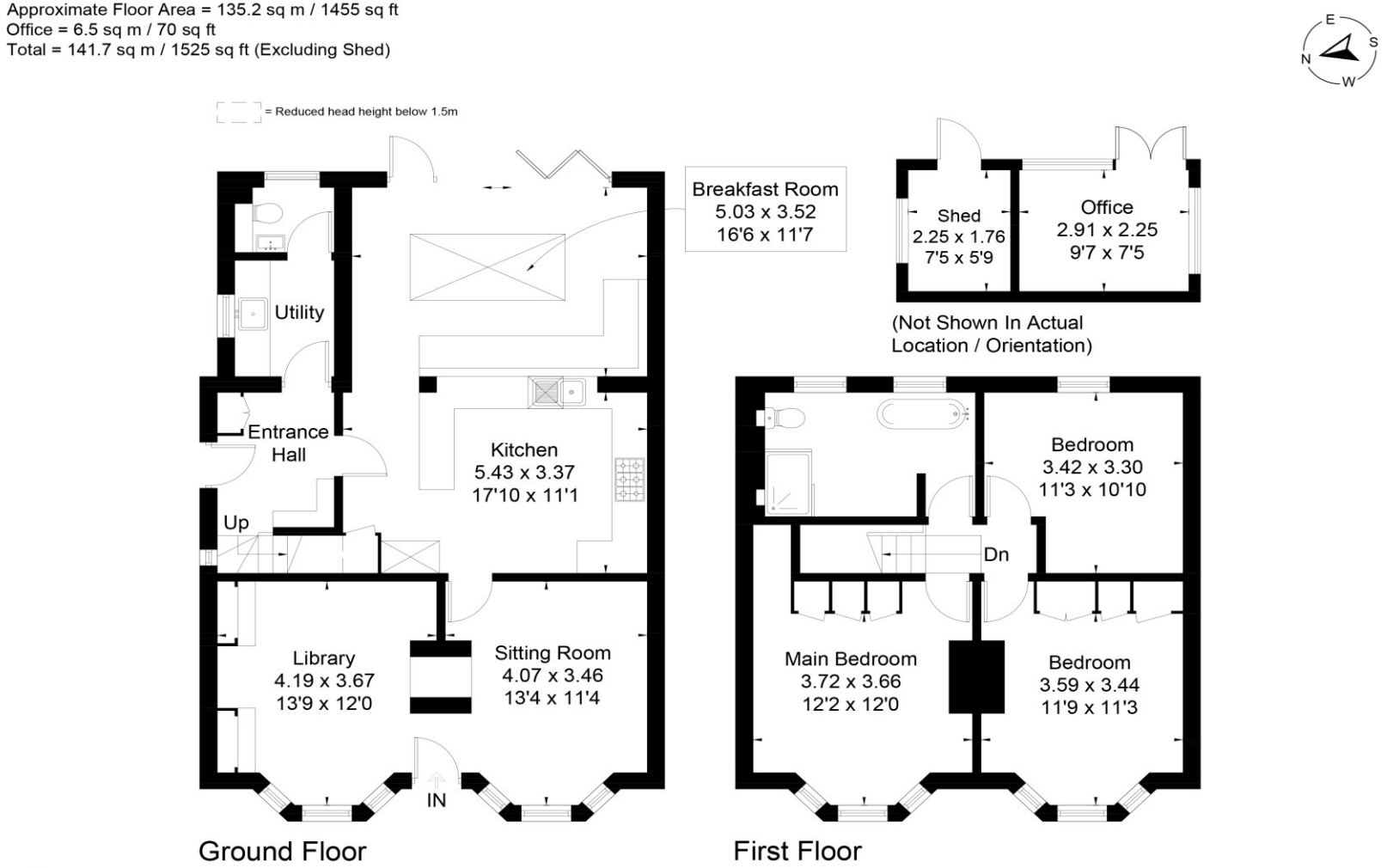
Local Authority: Chichester District Council

Tax Band: E

Tenure: Freehold

Photographs: Taken February 2026

Approximate Floor Area = 135.2 sq m / 1455 sq ft
Office = 6.5 sq m / 70 sq ft
Total = 141.7 sq m / 1525 sq ft (Excluding Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103979

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.

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