



**Sunnyside, Redford, West Sussex GU29 0QF**  
**Price Guide £695,000 Freehold**

CLARKE  GAMMON  
1919

SUNNYSIDE  
REDFORD WEST SUSSEX GU29 0QF

Price Guide £695,000

Three bedrooms	Kitchen
En-suite bathroom	Garage/utility room
Family bathroom	Large rear garden
Sitting room & Dining room	Driveway parking
Conservatory	Chain free sale



**A charming home set in a peaceful rural hamlet.**

#### THE PROPERTY

Owned by the same family since being built in the 1930's and never before sold, this lovely semi-detached home is set in a delightful rural hamlet within the South Downs National Park and adjoining National Trust owned land. The accommodation which has been well-maintained features three good size bedrooms, the master having a full en-suite bathroom in addition to the separate family bathroom. On the ground floor the sitting room leads open plan to a large dining room which in turn leads to the conservatory. The kitchen is fitted with a range of units with integrated oven, hob and fridge and has an integral door to a large garage/utility room/store with front up and over door, tiled flooring, and a cloakroom. The gardens are a lovely feature of the property with the rear garden extending to about 100 feet in length.



### THE GROUNDS

To the front, there is driveway parking for a number of vehicles leading to the garage and to the side of the property there is a carport. From the side there is access to the rear which offers paved patios and a large area of lawn extending to 100 feet with a lovely outlook to the rear. There are a range of outbuildings including a brick store and timber sheds with light and power.

### SITUATION

Redford is a peaceful rural hamlet some four miles south of Liphook and also ideally placed for the nearby larger village of Milland and the historic town of Midhurst. For the walking enthusiast, there are plenty of country walks. The south coast is easily accessible as are recreational facilities with polo at Cowdray, horse racing and motor racing at Goodwood, sailing at Chichester Harbour. There is excellent golf at Cowdray, Goodwood, Liphook and Old Thorns Golf and Country Club. There are excellent schools in the area as a whole, both state and private and Churcher's for all denominations.

Liphook Village – 4 miles

Milland – 2.7 miles

Haslemere – 7.4 miles

Petersfield – 10 miles

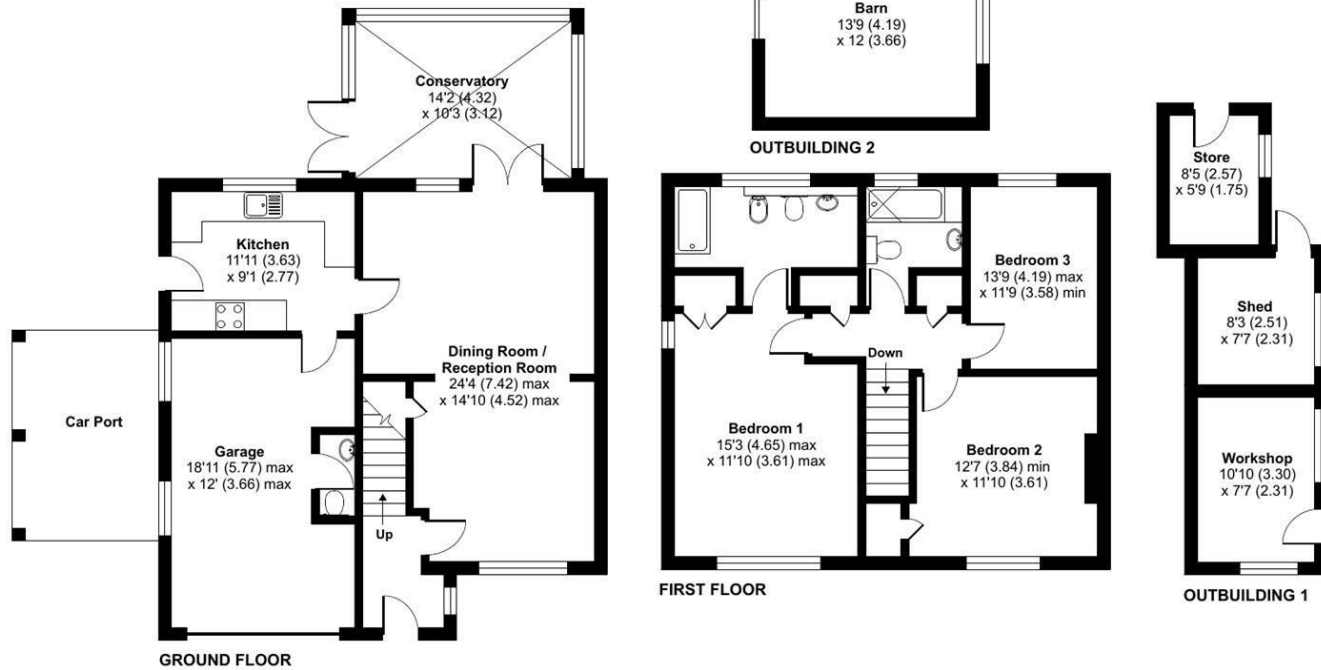
Midhurst – 4.2 miles

A3 Bramshott junction – 5 miles



# Sunnyside, Redford, Midhurst, GU29

Approximate Area = 1566 sq ft / 145.4 sq m (excludes car port)  
 Outbuildings = 372 sq ft / 34.5 sq m  
 Total = 1938 sq ft / 180 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Clarke Gammon. REF: 879777

**LOCAL AUTHORITY**  
Chichester District Council

**COUNCIL TAX**  
Band E

**SERVICES**  
Oil Central Heating  
Mains Drainage

15th May 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## CG LIPHOOK OFFICE

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: [liphook.sales@clarkegammon.co.uk](mailto:liphook.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

## DIRECTIONS

From our offices in the centre of Liphook, proceed out of the village along the Midhurst Road and after about three miles turn left on to Linch Road signposted Redford/Midhurst. Upon entering the village of Redford, the property will be found, Sunnyside is the left-hand cottage of the first pair of cottages on the right.

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

