



Carron Lane, Midhurst, West Sussex, GU29 9LD
Price Guide £1,150,000 Freehold

CLARKE  GAMMON

THE PADDOCK CARRON LANE MIDHURST WEST SUSSEX GU29 9LD

Spacious detached
bungalow built in 1989

Private and well screened
plot of 0.4 acres

Scope to enlarge/extend
subject to planning
permission

Popular non estate location

No onward chain

Four double bedrooms

Large living and dining
rooms

En suite & family bathrooms

Study/bedroom 5 & Utility
room

Attached double garage



**A spacious and established
detached bungalow which would
benefit from modernisation,
peacefully positioned in a private
and well screened level plot of
just over 0.4 acres.**

THE PROPERTY

The Paddock is being sold for the first time since it was bought by the only owners as brand new in 1989. The extensive and well planned accommodation is centred around an spacious L shaped reception hall which gives direct access to all of the principal reception rooms, bedrooms and main bathroom. In its original state from the late 1980's the property would benefit from modernisation, but subject to the necessary planning permissions, could be extended by way way of new 1st floor accommodation. Entering the property from the covered porch, into the wide hallway, you come into the living space which includes the kitchen/breakfast room, dining room and rear aspect living room. The main bedroom has an en suite bathroom and extensive wardrobes with bedrooms two, three and four, which are all double bedrooms also having wardrobes. Lastly there is a family bathroom and bedroom 5, currently used as a home office.



THE GROUNDS

The Paddock is tucked away off a private lane, itself leading off Carron Lane. A timber five bar gate opens up to the generous driveway with parking for several cars and access to the attached double garage with two single automatic up and over doors. Positioned centrally within the plot, the majority of the gardens lie to the rear and feature a wide paved terrace, retaining stone wall and slightly raised lawn. The whole of the rear garden is screened by mature planting and trees giving it an excellent degree of privacy.

SITUATION

The historic market town of Midhurst which is located amidst the South Downs National Park. Midhurst offers a varied range of shops, restaurants, cafes and bars, as well as excellent recreational facilities and a sports leisure centre. Midhurst and the surrounding areas are home to some of the top-performing state and private schools. The mainline station in Haslemere is 10 miles away and has a direct fast train link to London Waterloo in 55 minutes. Located nearby is the famous Cowdray Park which has a golf course and a polo field, where they host various events. Nearby are both Chichester and Goodwood - Chichester, a city with all the cultural and retail facilities one would expect, including the world-famous Chichester Festival Theatre. Goodwood, which holds the Goodwood Festival of Speed, Goodwood Revival and various horse racing events.

Midhurst, North Street - 0.5 miles

Haslemere - 8.3 miles

Chichester - 12 miles

Guildford - 18 miles

Central London - 42 miles

London, Waterloo 52 mins from Haslemere

All distances are approximate

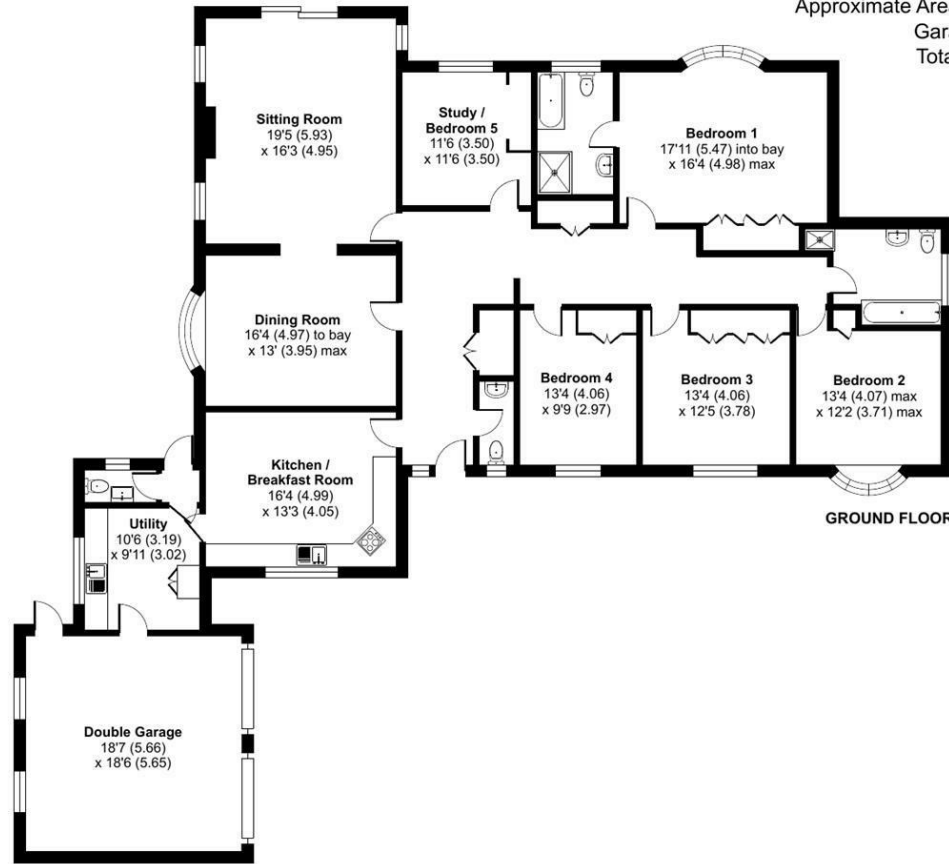
The Paddock, Carron Lane, Midhurst, GU29

Approximate Area = 2383 sq ft / 221.4 sq m

Garage = 344 sq ft / 31.9 sq m

Total = 2727 sq ft / 253.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chem 2026. Produced for Clarke Gammon. REF: 1492871

LOCAL AUTHORITY

Chichester District Council

COUNCIL TAX

Band G

SERVICES

Mains water, electricity, mains drainage
gas central heating

21st July 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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DIRECTIONS

From Haslemere High Street, head South via Shepherds Hill leading into the Midhurst Road (A286). Continue South through the villages of Kingsley Green and Fernhurst and having gone up and over Henley Hill proceed into Easebourne. Continue onward until the T junction roundabout turning right towards Midhurst town centre. Continue through the town and past the shops and at the roundabout turn right into the Petersfield Rd. After a short distance,

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

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