



Modernised 5 bedroom family home

Westwood, 2 Pine Close, Oaklands Lane, West Lavington GU29 0EW

Freehold



5 Bedrooms • 2 Bathrooms (1 Ensuite)
• Kitchen/Breakfast Room • Sitting/ Dining room
• Study • Utility • Summer house • Garden

The Property: Situated in a small close in a semi-rural location close to Midhurst, Westwood represents a modernised and extended family home formed originally from a single storey bungalow. Offering two ground floor bedrooms and three on the first floor in its current configuration, the property offers versatile accommodation that could be altered if required.

The entrance hall leads to a superb spacious kitchen/ breakfast room with separate utility room to the rear. On the opposing end of the ground floor is a large sitting room and from the hallway in between are two ground floor bedrooms and a study.

The first floor features three double bedrooms, one with ensuite shower room, and a large family bathroom.

The rear garden backs onto woodland and is mainly

laid to lawn. To one side is a timber framed office/ workshop and to the opposing side, a timber summer house and garden shed.

Situation: Pine Close is located approximately 1 mile to the south of Midhurst within the heart of The South Downs National Park.

Services: Mains water, electricity and drainage. LPG central heating N.B. A proportion of the rear garden is under licence to Cemex UK Ltd

Tenure: Freehold

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.





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Approximate Floor Area 184.7 sq m / 1988 sq ft

Summer House 6.3 sq m / 68 sq ft

Total 191 sq m / 2056 sq ft



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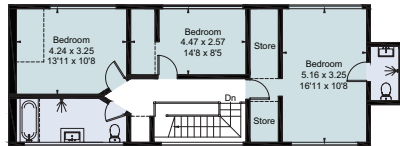
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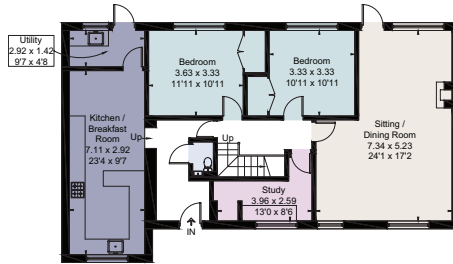
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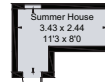
First Floor



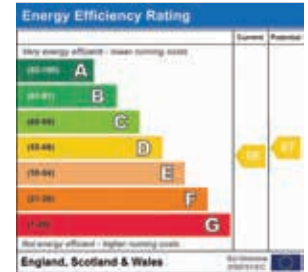
Ground Floor



☐ Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



For identification only. Not to scale. © 201028KG

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