



## Little Durford

DURFORD WOOD | PETERSFIELD | WEST SUSSEX | GU31 5AW

Wilson | Hill

Master Bedroom with Ensuite Bathroom | Guest Bedroom with Ensuite Bathroom | 3 Further Bedrooms | Family Bathroom | Entrance Hall | Drawing Room | Dining Room | Study  
Garden Room | Cloakroom | First Floor Sitting Room (Guest Bedroom, Bedroom 5 and Sitting Room can be used as a separate flat if required) | Kitchen/Breakfast Room  
Utility and Boiler Room | Double Garage | Lovely Mature Gardens and Grounds of 3 acres (0.848 ha) | Swimming Pool | Extensive Parking  
Petersfield 3 miles, Midhurst 10 miles, Chichester 18 miles, Guildford 26 miles, London 56 miles.







## I The Property

Little Durford provides an extremely rare opportunity to buy one of the smaller properties on Durford Wood, the majority being substantial country houses, with all the benefits of being in this highly regarded private estate. We believe the property dates from 1930's and has more recent extensions and it offers extremely flexible accommodation with a master bedroom and

two other bedrooms in the main part of the house along with four reception rooms with then to one side of the kitchen area a first floor sitting room, guest suite and fifth bedroom which work very well as part of the house or have the ability to be used as an independent area. The house sits in lovely mature grounds and has great potential to be adapted further or enlarged.



## | Location

The house sits in the heart of the Durford Wood estate which is a private estate consisting of a number of large detached houses in substantial grounds. The estate is located 3 miles to the north east of the thriving market town of Petersfield which offers a comprehensive range of shopping, sporting and leisure facilities including Waitrose and also has a mainline station with train services to London Waterloo in just over an hour. The A3 is also available at Petersfield providing quick access to both the South Coast, along with Guildford, the M25 and London.

Heathrow and Gatwick airports are both within reasonable driving distance. The property lies in the heart of the South Downs National Park and the surrounding countryside is crisscrossed by footpaths and bridleways providing great scope for both riding and walking. There are private areas of woodland owned by the estate which you can also enjoy. There is a good range of educational facilities in the immediate area, including Bedales, Churchers College, and Highfield in the private sector and Bohunt and TPS in the state sector.





## | Outside

A Tarmacadam drive leads up to good sized parking area and adjacent to this there is an attached double garage. Next to this there is also a covered storage area with further adjacent store. The house is south facing and overlooks extensive open areas of lawns, with a pond on the southern side. The gardens are stocked with an extensive range of specimen trees and shrubs including acers and rhododendrons and there are also a number of mature trees throughout the garden. The gardens offer a very high degree of privacy and total about 3 acres and there is also a swimming pool.



Approximate Gross Internal Area = 259.6 sq m / 2794 sq ft  
 Garage = 29.2 sq m / 314 sq ft  
 Total = 288.8 sq m / 3108 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 209238

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## I Directions to GU31 5AW

Please note there are two entrances to Durford Wood so please do not just follow the postcode. These directions will get you to the correct location.

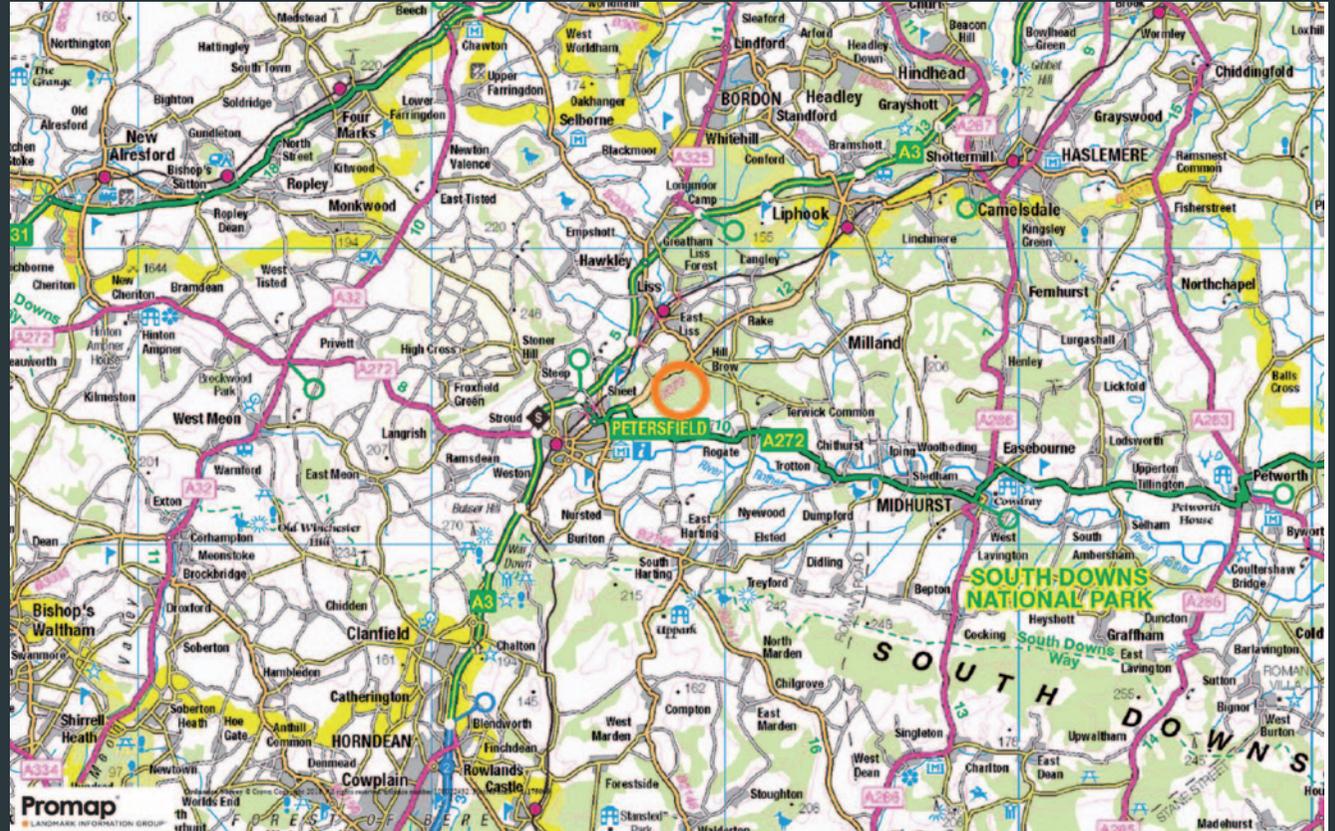
Follow the A3 south from Guildford and on arriving in Petersfield take the first exit signed to Midhurst A272. Follow the slip road up to the roundabout and here take the first turning on the left towards Sheet. Proceed through Sheet and on leaving the village go straight up the hill on to the old dual carriageway B2070 towards Rake and Liphook. Go along for 1 mile, and just as you reach the end of the dual carriageway at the top of the hill, turn right in the place provided to then proceed south again down the other carriageway towards Petersfield. Having done this after about 300 metres you will see the entrance to Upper Durford Wood on the left. Turn in here, go along for about 200 metres, and then take the right fork where you see the post box and then after a further 100 metres take the left fork and Little Durford is the fifth property you will come to on the left hand side.

**Services:** Mains water and electricity, private drainage, oil fired boiler providing hot water and central heating via radiators.

**Local Authority:** Chichester District Council  
[www.chichester.gov.uk](http://www.chichester.gov.uk), 01243 785166

**Council Tax:** Band G. **EPC:** E42.

**Viewing strictly by appointment**



**Service Charge:** When you buy a property on the estate you become a member of the Durford Wood Residents Association. There is a monthly service charge for maintenance of communal areas and roadways and for the last 6 months the charge was £615.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated May 2018.