



Plain

LOWER DURFORD WOOD | PETERSFIELD | WEST SUSSEX | GU31 5AS

Wilson | Hill

Master Bedroom with En Suite Dressing Room and adjoining Bathroom | 4 Further Double Bedrooms | Family Bathroom | Shower Room | Porch | Entrance Hall | Drawing Room
Dining Room | Family Room | Study | Kitchen/Breakfast Room | Verandah | Boiler Room | Hall and Rear Hall Cloakrooms | Double Garage and Outbuilding
Lovely Mature Gardens and Grounds of about 5.42 acres (2.194 ha) | Extensive Parking
Petersfield 3 miles, Midhurst 10 miles, Liphook 7 miles, Chichester 18 miles, Guildford 27 miles, London 55 miles







I The Property

Plain is a fine Arts & Crafts inspired family house dating from 1934 designed by the architect Gerald Unsworth and situated in a secluded and well-established setting. The interior layout is flexible and practical having both front and back staircases. The three main reception rooms are well proportioned with garden aspects and are easily accessed from the spacious hall, as is the kitchen breakfast room with AGA. The rear/garden entrances give access to the study and a practical boiler room to cope with those winter country walks. The five double bedrooms all overlook the garden and beyond towards the South Downs.

There is scope to form a self-contained first floor suite with shower room for staff or for family using the back stairs/external entry. The house sits in lovely mature grounds, and whilst a comfortable size, has great potential to be adapted further or enlarged to suit personal needs, subject to planning, but has been little altered or extended since it was built for Mr J L Gilks. It retains interesting features of the period including wood floors in the hall and principal rooms, two butler sinks in the kitchen, a serving hatch between kitchen and dining room and a remnant of a bell-push system to summon staff.





crisscrossed by footpaths providing great scope for walking. There is a common area of woodland owned by the estate which residents can also enjoy and which links into an extensive network of local public footpaths, including the Sussex Border Path, National Trust Woodland and Rogate Common. There is a range of excellent educational facilities in the immediate area including Bedales, Churcher's College, Ditcham Park and Highfield in the private sector and Bohunt and TPS in the state sector.



Location

Durford Wood was conceived by the Legge family who developed an area of about 300 acres of woodland by building a road and water system for 30 houses. Gerald Unsworth, an architect of comparable stature to Lutyens, designed and built a substantial number of the houses. The concept of this private estate was to provide ample land for each property sited so the owners could enjoy a peaceful life amongst the woods and open glades, but with access to extensive paths for walking both on the estate and in surrounding areas of great natural beauty.

'Plain' sits at the southern end of the Lower Durford Wood adjoining farmland to the south. The estate consists,

in the main, of a number of large detached houses and is conveniently located within 3 miles to the north east of the thriving market town of Petersfield. This offers a comprehensive range of shopping, sporting and leisure facilities and has a mainline station with frequent train services to London Waterloo (just over an hour). The A3 is also available at Petersfield or Liphook providing quick access to Guildford, the South Coast/Solent, the M25 and London. The A272 is also nearby linking Petworth to Winchester. Heathrow, Gatwick and Southampton airports are all within reasonable driving distance.

The property lies in the heart of the South Downs National Park and the surrounding countryside is





I Outside

A gravel drive leads up to a good-sized parking area in front of the house and the double garage (with storage loft above), as well as a substantial outbuilding 19'8" x 13'11" (6m x 4.25m external) for storage and garden machinery.

The house is essentially south facing and overlooks extensive open areas of lawn interspersed with native trees and shrubs.

There is a lovely paved terrace behind the house which is ideal for alfresco entertaining. The gardens overall are well established and stocked providing brilliant outdoor space for children to free range or for anyone with gardening interests to develop further with a lightly wooded area at the bottom backing onto open farmland. In all the garden and grounds extend to just under 5.5 acres and are private and secluded.





Approximate Gross Internal Area
364.5 sq m / 3923 sq ft (Including Garage / Eaves Storage / Excluding Void / Log Store)



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 222149

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 5AS

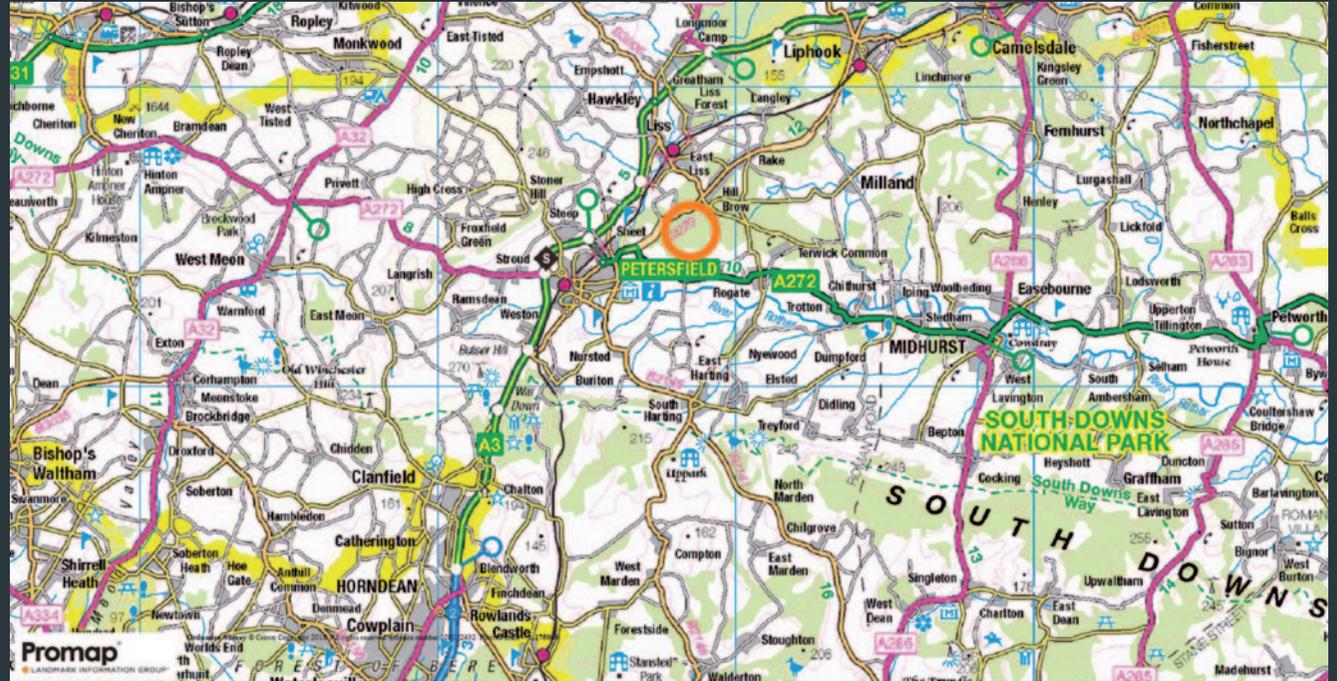
Please note there are two entrances to Durford Wood so do not follow the postcode. These directions will get you to the correct location.

Follow the A3 south from Guildford and on arriving at 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 dual carriageway B2070 towards Rake and Liphook and after 0.4 of a mile the dual carriage way narrows to single, soon after filter right and turn across the dual carriageway into the LOWER DURFORD WOOD entrance (white fence posts). Follow the estate road to the end until it narrows and at this point keep right into the drive for Plain.



Details and photographs dated October 2018.

Viewing strictly by appointment



Services: Mains water and electricity, private drainage, oil fired boiler providing hot water and heating via radiators. Access to ultra-fast broadband has just been installed within the estate, for the new owner to arrange connection.

Local Authority: Chichester District Council www.chichester.gov.uk, 01243 785166

Council Tax: Band H. **EPC:** E41.

Agents Note – Service Charge: When you buy a property on the estate you become a member of the Durford Wood Landowners Ltd (DWLL). There is a monthly service charge for maintenance of communal areas, and roadways and for the last 6 months the charge was £615 (£1,230 annually).

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. Plans and maps are not to scale and should be treated as a guide only.