



# Durfold Wood, Plaistow

Billingshurst, West Sussex, RH14



*Beyond your expectations*



# An individual family home of some 3000 sqft in a private road

entrance hall | cloakroom | sitting room | open plan family room/dining room/ kitchen | utility | five bedrooms (two with en-suite) | family bathroom | double garage | games room | parking for several vehicles | gardens of 0.44 acres

**Guide Price £1,050,000 Freehold**

## Description

This individual 5 bedroom family home manages to blend traditional character and contemporary style perfectly. Built by Potton who specialise in designing truly bespoke self build homes, the property has a wonderful oak frame that features in most rooms. Not withstanding the most impressive open plan and high specification kitchen/dining room/family room stretching to some 50ft there is a galleried entrance hall, formal sitting room with large inglenook feature fireplace and a further reception room which is currently used as a study. A utility room and cloak room make up the rest of the ground floor accommodation. Occupying the first floor is the luxurious master bedroom suite with plenty of built in wardrobes and a bathroom with separate bath & shower. The guest room also has a shower en-suite, and the further three bedrooms come with generous storage cupboards, all serviced by a beautiful family bathroom. In all there is a feeling of character, space & light. Tucked behind private gates and immediately apparent is the generous space for parking as well as the detached double garage. Above the garage is a fantastic studio currently used as a games room but would also be perfect as a home office, this room has plenty of natural light and is finished to the same high standard as the rest of the property. Access to the rear garden is from either side of the property, however a utility door and double doors from the dining room and family room open on to a large entertaining patio and approximately 0.44 acres of level gardens which are dog proof, private and mainly laid to lawn.

## Location

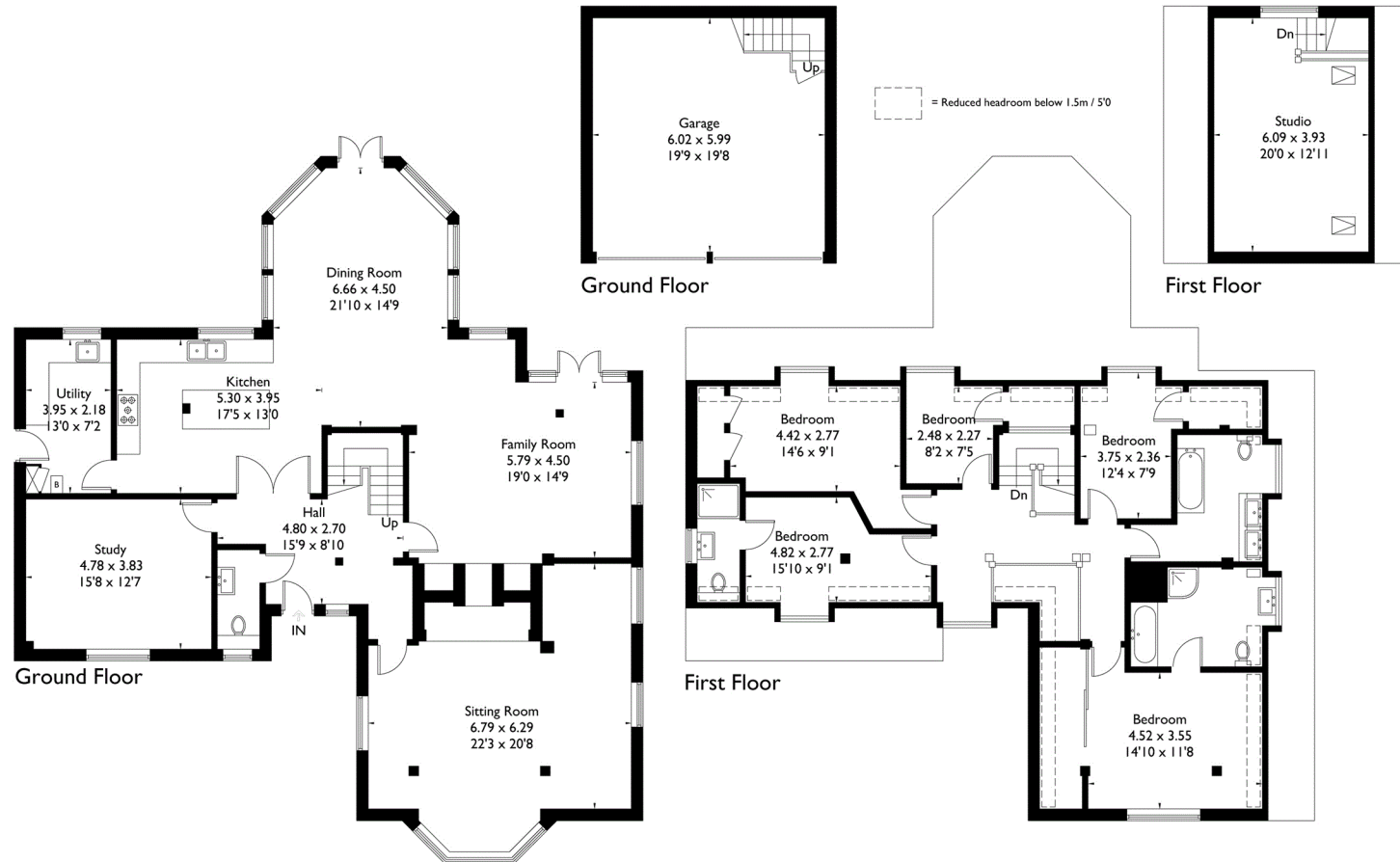
Durfold Wood is a private road in tranquil wooded surroundings on the Surrey & West Sussex border, 3 miles from Dunsfold & 10 miles from Godalming. The nearby villages of Plaistow and Dunsfold provide between them two convenience shops, a post office, churches, two pubs and a primary school. There are a wide range of schools all within reach and a number of stations to London Waterloo to choose from including Witley, Milford, Godalming and Haslemere, whilst Billingshurst serves London Victoria. The surrounding countryside offers miles of walking and riding options. The A281 & A264 provide a route to Gatwick International Airport.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 73        |
| (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 |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

# Durfold Wood, Plaistow, Billingshurst

Approximate Gross Internal Area  
House = 277.8 sq m / 2990 sq ft (Excludes Void)  
Garage Floor = 60.0 sq m / 646 sq ft  
Total = 337.8 sq m / 3636 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 192233

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.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



