



Dial House

DIAL GREEN | LURGASHALL | WEST SUSSEX | GU28 9HA

BCM

Wilson | Hill

Master Bedroom with En Suite Shower Room | 4 Further Double Bedrooms | 'Jack and Jill' Shower Room | Family Bathroom | Entrance Hall | Drawing Room | Sitting Room | Study
Garden Room/Inner Hall | Orangery Kitchen/Dining Room | Utility Room | Cloakroom | Cellar | Large Attic | Garden Studio with WC & Tool Shed
Triple Car Barn with two open car ports and one garage, garden WC and store | Greenhouse
Landscaped Garden and Grounds and an outer area of Common Land in all just under 1.6 acres (0.65 ha)
Haslemere 6 miles, Midhurst 7 miles, Petworth 6.4 miles, Petersfield 15 miles, Guildford 17 miles, London 50 miles







| The Property

Dial House is quite simply a wonderful property cleverly combining classical heritage from the early 19th Century with later extensions providing a comfortable home fit for the 21st Century and is, unusually, not Listed for an iconic property of this stature. The house has a lovely light interior with many sash windows, some floor to ceiling, which bring the garden view into the house especially in the versatile open plan drawing room with a garden room and inner hall, all providing perfect space for entertaining. There is a cosy sitting room and an excellent study for quieter, more private moments, and an amazing

'Vale Garden Houses' Orangery with Kitchen and Dining Room providing perfect working areas and open plan space for table and double doors into the garden. The main bedroom has an ensuite shower room and the four further double bedrooms all have lovely aspects and can access the family bathroom or 'Jack & Jill' shower room. The house is very connected to the outside via beautifully landscaped gardens with a 'Vale Garden Houses' Studio building that is currently a music studio but offers options for family entertaining or overflow space with a cloakroom.





Location

Dial House is positioned in the small hamlet of Dial Green in the heart of the 'Golden Triangle', and just to the west of the much-loved village of Lurgashall with its village green, pub and shop. The house is set back from a country lane linking Lodsworth and Lickfold to Haslemere and is part of a gently undulating landscape that has remained virtually unchanged over the centuries and characterised by areas of woodland, vineyards, and farms.

The property lies in the heart of the South Downs National Park between Midhurst and the highly regarded town of Haslemere, which offers a wider

range of shopping and sporting facilities and a mainline station with train services to London Waterloo. There are National Trust owned areas of common and woodland nearby, including Blackdown and Marley Common, and the whole area is covered in footpaths and bridleways providing great scope for riding, walking and cycling. There is a wide range of primary and secondary schools in the area in both the state and private sector. The larger centres of Guildford and Chichester are within easy driving distance as is London and the South Coast via the A3.





Outside

A gravel drive sweeps up to the triple garage block and an outer area of orchard and trees flank the drive. The level garden surrounds the house with large expanses of lawn with mature hedges to most boundaries and an enclosed vegetable garden with raised beds and greenhouse. The garden has been well landscaped and stocked and there

is a terrace that lies behind the house, perfect for outdoor entertaining or alfresco dining. In the garden herbaceous borders, shrubs and several mature trees all provide interest, colour, and scent through the seasons. The garden, grounds and an outer area of common land extend in all to about 1.6 acres (0.65 ha).



Approximate Floor Area = 275.66 sq m / 2967 sq ft
Outbuildings = 96.5 sq m / 1038 sq ft
Total = 372.16 sq m / 4005 sq ft



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I Directions to GU28 9HA

From Haslemere High Street, take the Petworth road west (B2131), after just over 2 miles turn right (brown sign Lurgashall winery) into Petworth Road. Follow this winding country lane for about 0.5 of a mile and at a grassy triangle turn right into Jobsons Lane (also brown sign Lurgashall winery), carry on for about 3 miles, you will pass the winery and soon after as you get to the left turning to Lurgashall carry straight on and the drive to Dial House will be found on your left.

 **WHAT3WORDS** ///paddocks.warthog.landed



Details and photographs prepared August 2023

Viewing strictly by appointment



Agents Note: Two lapsed planning consents (SDNP/19/05138/Hous and SDNP/20/01265/Hous) provide potential options for extending the entrance hall area on the ground floor and adding an en suite bathroom and walk-in wardrobe on the first floor.

Services: Mains electricity and water, oil fired heating and private drainage.

Council: Chichester District Council

Council Tax: Band F

EPC: D57

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.

