



The Cottage

DURFORD COURT | DURFORD WOOD | PETERSFIELD | HAMPSHIRE | GU31 5AR

BCM

Wilson | Hill

Entrance Lobby | Entrance Hall | 31' Drawing Room/Dining Room | Sitting/Family Room | Kitchen/Breakfast Room | Shower Room | Utility Room
Principal Bedroom with Ensuite Shower Room | 3 Further Double Bedrooms | Study/Double Bedroom 5 | Family Bathroom | Parking | Detached Double Garage | Outbuilding/Shed
Spacious Gardens, Grounds and Light Woodland including Outdoor Bar and Above Ground Swimming Pool | In all extending to approximately 1.6 Acres (0.64 ha)
Mileages: Petersfield 2.6 miles, Liss 2.9 miles, Chichester 17.9 miles, Guildford 26 miles, London 58 miles.



| The Property

A charming detached family house, believed to have been built in the Arts and Crafts era (circa 1911), offering comfortable, light and flexible accommodation with lapsed planning permission for further enlargement and reconfiguration (SDNP/19/03035/HOUS). Offering brick and part tile hung elevations beneath

a tiled roof, the house is arranged over two floors with notable features including an impressive 31' drawing/dining room providing direct access to the garden, a comfortable sitting/family room, a spacious principal bedroom suite and three/four further double bedrooms.



station providing access to London Waterloo in just over an hour. The larger centres of Winchester, Guildford and Chichester are within reasonable driving distance, as are the creeks and inlets of the South Coast. There are a number of good footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path.

| Outside

The property is situated in the midst of Durford Wood, a highly regarded area of Petersfield. It is approached via a long, sweeping driveway leading to the house, double garage and parking. A wooden field gate and paved path provides access to the house with the remainder of the formal gardens being principally lawned offering a terrace area adjacent to the house. This includes a separate outdoor bar/entertaining area, an above ground



swimming pool with raised sun decked area and a detached outbuilding/shed. The gardens are a lovely feature of the house offering a number of mature trees, including apple and plum, mature bushes and lightly wooded areas providing much privacy, extending in all to approximately 1.6 Acres (0.64 ha).

| Location

Durford Wood is a highly desirable and convenient location providing easy access to Petersfield and Liss respectively. Petersfield is an attractive market town offering a comprehensive range of shopping, educational and recreational facilities and a train



Directions to GU31 5AR

From Petersfield proceed out of town on the B2070 London Road, passing through Sheet and The Half Moon pub on the left hand side and continuing on the B2070. After a short distance and having passed the sign for Upper Adhurst Farm on the left hand side of the road, continue for a further few hundred yards, crossing the central reservation to the right and turning back on yourself in the opposite direction (adjacent to Stodham Lane entrance), where the entrance drive will be found almost immediately on the left hand side. Follow the driveway round the bend, taking the left hand fork, which leads up to the house and parking.

Google Maps: The Cottage, GU31 5AR

 **WHAT3WORDS** ///attitudes.payout.passing



Viewing strictly by appointment.

Approximate Floor Area = 201.5 sq m / 2169 sq ft
 Outbuildings = 56 sq m / 603 sq ft
 Total = 257.5 sq m / 2772 sq ft (Excluding Open Space)



Ground Floor

First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69520

Services: Mains water and electricity; private drainage; oil fired central heating. Auxiliary electric immersion heater on hot water tank. Small solar panel supplements main heating system and provides limited additional hot water.

Local Authority: East Hampshire District Council, www.easthants.gov.uk, 01730 266551

Council Tax: Band G. **EPC:** F33.

BCM Wilson Hill Ltd 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 should be treated as a guide only.

Details and photographs dated April 2024

