

# WILDACRES FARM

KIRDFORD • WEST SUSSEX







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PLAISTOW ROAD • KIRDFORD • WEST SUSSEX

*An imposing, modern country house in substantial private grounds*

Kirdford - 1 mile • Plaistow - 2.5 miles • Billingshurst - 7 miles (London Victoria 70 minutes) • Petworth - 7 miles  
Haslemere - 10 miles (London Waterloo 56 minutes) • Cranleigh - 11 miles  
Witley - 12 Miles (London Waterloo 55 minutes) • Horsham - 13 miles (Victoria/London Bridge 55 minutes)  
Guildford - 17 miles • Chichester - 21 miles • London - 51 miles  
(Distances and times are approximate)

## Accommodation

Entrance hallway • Drawing room • Vaulted dining hall • Cinema room  
Playroom • Study • Kitchen/breakfast room • Utility room • Cloakroom

Master bedroom with dressing room and en suite bathroom • Two guest suites • Four further bedrooms • Family bathroom

**Barn:** Three car garage • Home office/Games room • Loggia • Plant room

Machinery barn • Pool house • Heated swimming pool • Sun terraces • Paddock

Gardens and Grounds

**In all approximately 4.28 acres**



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Your attention is drawn to the Important Notice on the last page of the brochure.

## Situation



Wildacres Farm occupies a prime rural position on the fringes of Kirdford village and surrounded by stunning countryside. Kirdford is a quintessential West Sussex village, located to the west of Wisborough Green and south of Plaistow. The village is within easy reach of the towns of Billingshurst and Horsham, which have frequent rail links to London Victoria. Also nearby are the village of Witley and the town of Haslemere, both of which offer mainline services to London Waterloo.



Kirdford has an excellent village shop, as well as thriving public houses: The Foresters Arms and The Half Moon Inn.



More comprehensive shopping facilities are available in the nearby towns of Petworth and Pulborough, while a wider range of facilities is available in the cathedral city of Chichester and the county town of Guildford, accessed easily via the A285 and the A283/A3.



Sporting facilities are superb, with racing at Goodwood and Fontwell, polo at Cowdray and sailing off the south coast at Chichester, with golf at Foxbridge a mile away and the well-known West Sussex course at Pulborough.



Local schools include:

Royal School, Haslemere (Girls' public school. Mixed sixth form)

St Ives, Haslemere (Girls' prep school)

Seaford College, Petworth (Co-ed public school)

Charterhouse, Godalming (Boys' public school. Co-ed in sixth form)

Prior's Field, Godalming (Girls' public school)

King Edward's School, Witley (Boarding and day school for girls and boys aged 11-18)

Cranleigh School (Independent co-ed senior and prep school)

St Edmund's, Hindhead (Co-ed prep school)



One of the special elements of this stunning rural location is the wonderful array of footpaths and bridleways that the adjacent National Trust land has to offer.





## Wildacres Farm

Built to an exacting specification in 2007, Wildacres Farm is a stunning interpretation of a modern country house. The property offers exceptional living space over three floors, with high ceilings and well-proportioned rooms throughout. The property is faced in local stone and brick with some tile-hung elevations under a handmade clay tile roof. The property is principally of modern block and beam construction, complemented by beautiful bespoke oak work and limestone floors, lending the house a feeling of period charm.

Of particular note is the drawing room which, with solid timber floors and a beautiful fireplace housing a woodburner, benefits from a double aspect and glazed doors leading out onto the sun terrace to the rear. The vaulted dining room is also an exceptional feature of the property. A wonderful entertaining space, this room boasts a minstrels' gallery above and a stunning oak picture window looking over the formal gardens to the rear of the property. The kitchen/breakfast room is also exceptionally well considered, with stunning handmade timber units under a textured granite surface and with a 4-oven Aga at its heart. Of note, glazed doors lead directly from the kitchen to a covered loggia beyond, making for a perfect summer entertaining area. The property also boasts a generous master bedroom suite, incorporating a double aspect vaulted bedroom, separate dressing area and stunning newly refurbished bathroom featuring a walk-in shower with body jets and freestanding bath.





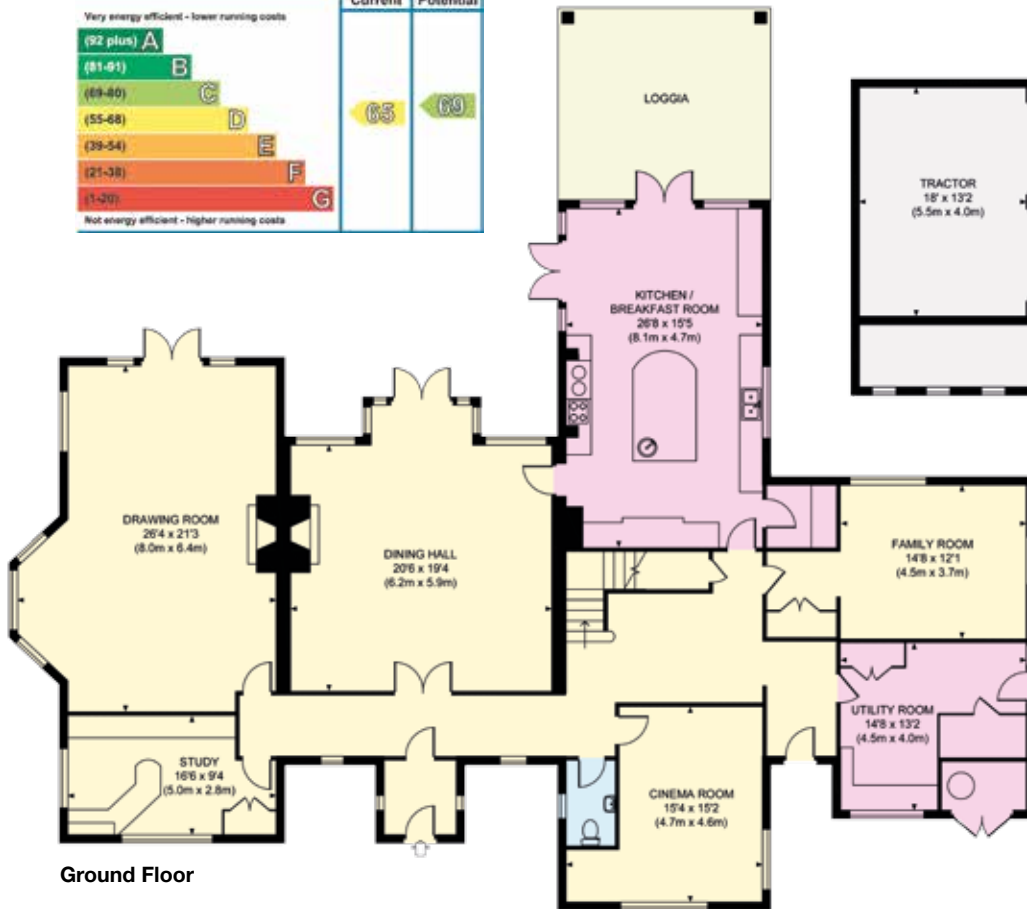
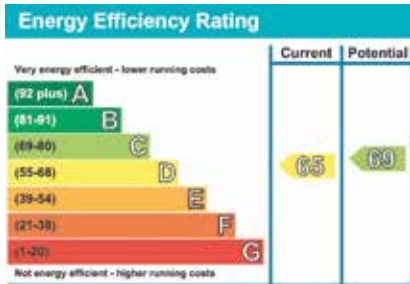




**Approximate Gross Internal Floor Area**

4805 sq.ft / 446.4 sq.m

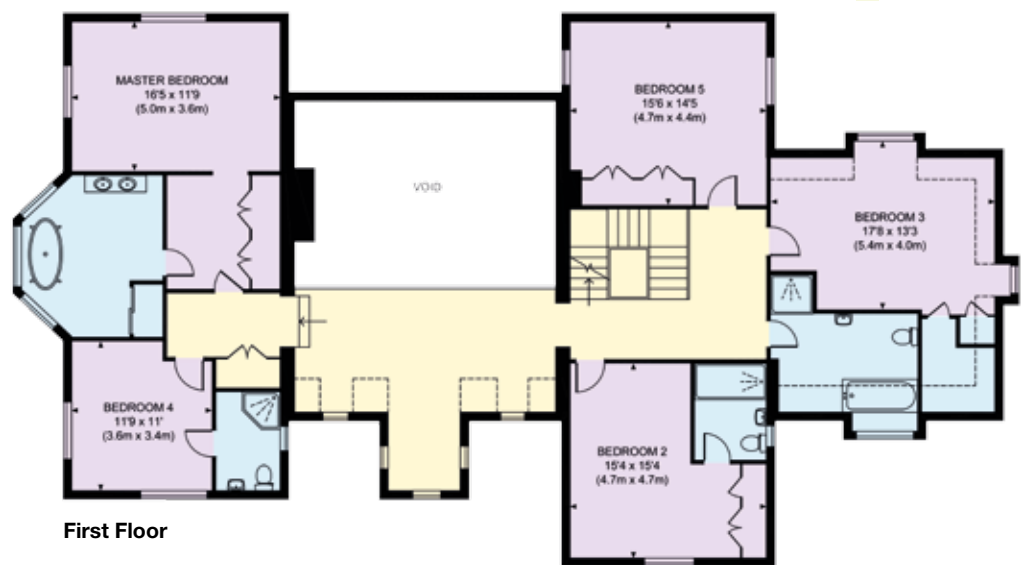
Outbuildings: 1451 sq.ft / 134.8 sq.m



**Ground Floor**  
Garaging      First Floor Games Room      Pool House



**Second Floor**



**First Floor**

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation





## Gardens and Grounds

Wildacres Farm is accessed via a private gravel driveway and through timber electric gates, leading to a gravelled parking area to the front of the house, providing parking for numerous cars and leading in turn to the detached triple garage/barn with office/games room above. The remainder of the formal gardens is mainly laid to lawn with some established shrub borders and is well defined by mature private hedging and fences. The gardens are wonderfully flat, with a pond and paddock area, and also benefit from a detached garden store/barn providing an excellent space for machinery storage. A gate leads directly from the rear of the property giving access to the many miles of beautiful walks and rides through the adjoining National Trust land.

The property also benefits from a heated outdoor swimming pool and pool house, which is surrounded by Indian sandstone terracing and bounded by a low wall.

## Services

We are advised by our clients that the property has mains water and electricity, an air-source heat pump and LPG.

## Important Notice:

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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## Local Authority

Chichester District Council – 01243 785 166

## Directions (RH14 0JS)

From London take the A3 south. Having passed Guildford, exit at Milford and take the A283 towards Haslemere and Petworth. Continue through Witley and Chiddingfold and after passing the Haslemere turning on the right, take the next left and follow through Shillinglee and Plaistow, heading south on the Plaistow road towards Kirdford. Wildacres Farm will then be found on the right after about 2 miles.

## Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



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