



Park House

DURFORD WOOD | PETERSFIELD | HAMPSHIRE | GU31 5AL

BCM

Wilson | Hill

Reception Hall | Dining Hall/Sitting Room | Drawing Room | Study/Family Room | Kitchen/Breakfast Room | Utility Room | Cloakroom
Principal Bedroom with Ensuite Bathroom | 4 Further Double Bedroom Suites | Extensive Parking
Gardens and Grounds including Light Woodland of Approximately 2.3 Acres (0.93 ha)
Mileages: Petersfield 3 miles, Liss 1.7 miles, Chichester 18 miles, Guildford 23 miles, London 53.5 miles



| The Property

A stylish and contemporary family house offering impressive light, spacious and versatile accommodation throughout, ideally suited for entertaining purposes and/or family living, incorporating many modern conveniences attributed to current day living. Built in 2013, notable features

include a vaulted 29' kitchen/breakfast room, a grand reception/dining hall, generous yet comfortable drawing room with direct access to the gardens and ensuite facilities to all five bedrooms. In addition, the property offers underfloor heating on the first floor, air source heating and air conditioning to many rooms.



| Location

Durford Wood is a highly regarded and convenient location providing easy access to Petersfield and Liss respectively. Petersfield is an attractive market town

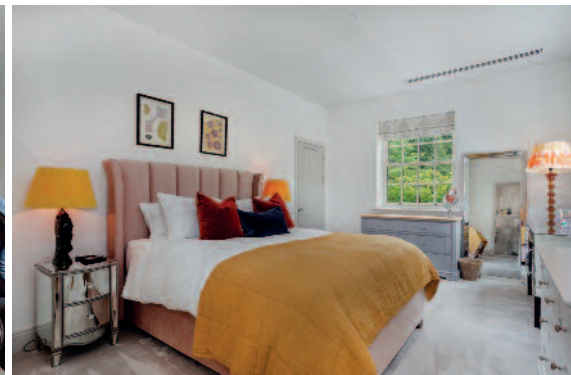
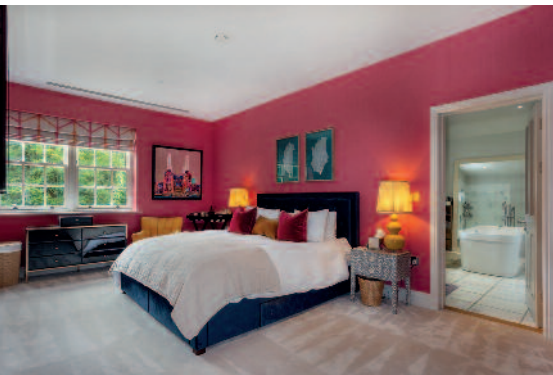
offering a comprehensive range of shopping, educational and recreational facilities and a train station providing access to London Waterloo in just over an hour. The larger centres of Winchester, Guildford and Chichester are within reasonable driving distance, as are the creeks and inlets of the South 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 enjoys a private, park-like situation and is approached via electric gates leading to an extensive parking area. The gardens surround the house and have been landscaped in part to offer a large dining terrace to the rear of the property, including a sheltered BBQ station. Descending central steps from the terrace lead to the main garden, which is



predominantly lawned benefiting a sunny, westerly aspect, beyond which lies an area of light woodland. In all the generous gardens and grounds extend to approximately 2.3 Acres (0.93 ha).





Approximate Floor Area = 395.8 sq m / 4260 sq ft
 Outbuilding = 9.4 sq m / 101 sq ft
 Total = 405.2 sq m / 4361 sq ft

Directions to GU31 5AL

From Petersfield proceed out of town on the B2070 London Road, through Sheet. Continue on the B2070 passing the Half Moon pub on the left hand side for a further 1.7 miles taking the right hand turning signposted Sussex Gate, where the entrance to the house will be found on the right hand side.

 **WHAT 3 WORDS** ///garages.share.smothered



Agents Note:

- Broadband: Superfast Available (Ofcom)
- Mobile: Outdoor – Likely, Indoor – Limited (Ofcom)

Viewing strictly by appointment.



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 #73881

Services: Mains water and electricity; private drainage; air source heating.

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

Council Tax: Band H

EPC: D66

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 June 2024

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