



**Chantries  
& Pewleys**



**Squirrels**  
Durfold Wood





INTRODUCING

## Squirrels

DURFOLD WOOD, PLAISTOW,  
BILLINGSHURST, RH14 0PN

Squirrels is an attractive and spacious five bedroom detached family home nestled in idyllic Durfold Wood, on the Surrey/West Sussex border.

5 BEDS

—

3 BATHS

—

0.48 ACRES

—

OAK FRAMED GARAGE







# WELCOME HOME

Squirrels is an exquisite five bedroom detached family home situated in picturesque Durfold Wood, which straddles the boundary between Surrey and West Sussex. Originally built in 1959, the property underwent a significant renovation and expansion project between 2012 and 2013, commissioned by its current owners.

This tranquil residence is nestled in a serene rural location and offers access to hundreds of acres of sprawling woodland and countryside walks, located just a few steps away from the doorstep.

Upon entering the property's gated front garden, you are greeted by an open oak framed porch that leads to a hallway. From here, you can access the imposing kitchen/breakfast room, utility room, the sitting room, and a cloakroom. The stunning, double-aspect kitchen boasts a sizeable island with a breakfast bar, ample units, and oak work surfaces. It also features several integrated appliances, including a Belling range. Glazed double doors lead to the triple-aspect dining room, which has two sets of French doors and a multi-fuel log burner set within a bricked fireplace, a space ideal for entertaining guests.

The light and spacious sitting room is another highlight of the property, featuring a log burner set within a fireplace and French windows that open onto the garden. The room also has a door leading to a large study, which also enjoys views onto the garden.

The property's sleeping quarters include an impressive principal bedroom, which features three Velux windows with a garden view, extensive wardrobes, and a capacious en-suite bathroom comprising both a bath and shower. Additionally, there is a further vaulted double bedroom with an en-suite, as well as two more double bedrooms and a single bedroom. These bedrooms share access to a modern family bathroom.

Squirrels is set within a private plot just under half an acre, the south-west facing rear garden is mainly laid to lawn and is surrounded by mature borders. It boasts an attractive terrace, making it the perfect spot to enjoy outdoor activities and al fresco dining. The property also features two 12x12 stables that have been converted into a games room and storage space, with an additional east facing patio to make the most of the morning sun. The front garden of the property is equally impressive, featuring an oak-framed garage, a wood stores and parking.





















# LOCATION

Durford Wood is a serene and picturesque area situated on the Surrey/West Sussex border. The neighbourhood is a no-through road with a boundary on the Surrey Sussex Border Path, which is 136 miles long. Residents enjoy the beauty of nature with the Woodland Trust located just 100 yards to the right of the property, offering access to hundreds of acres of Forestry Commission and miles of woodland and open countryside.

There are good transportation links, with the nearest train station, Witley, located 6.5 miles away, offering trains to Waterloo in approximately 50 minutes. Alternatively, one can drive to Milford/Godalming/Farncombe in 20 minutes and catch a train to Waterloo from there, which takes around 35 minutes. Billingshurst is another option, situated 9.5 miles away, taking approximately 18 minutes by car, with trains to Victoria taking about 1.5 hours, which is great for getting to Gatwick/Croydon.

The closest town to Durfold Wood is Cranleigh, just 7.8 miles (15 minutes) away, where residents can find a lovely M&S food hall. Haslemere is the next town, located 8.5 miles away (also 15 minutes), offering both M&S and Waitrose. Residents can find Tesco's in Haslemere, Pulborough, and a large store at Broadbridge Heath in Horsham. Sainsburys is available in Godalming or Pulborough. For larger towns, Guildford is located 13 miles away, taking approximately 25-30 minutes to drive, while Horsham is 16 miles away, offering a John Lewis and Waitrose.

















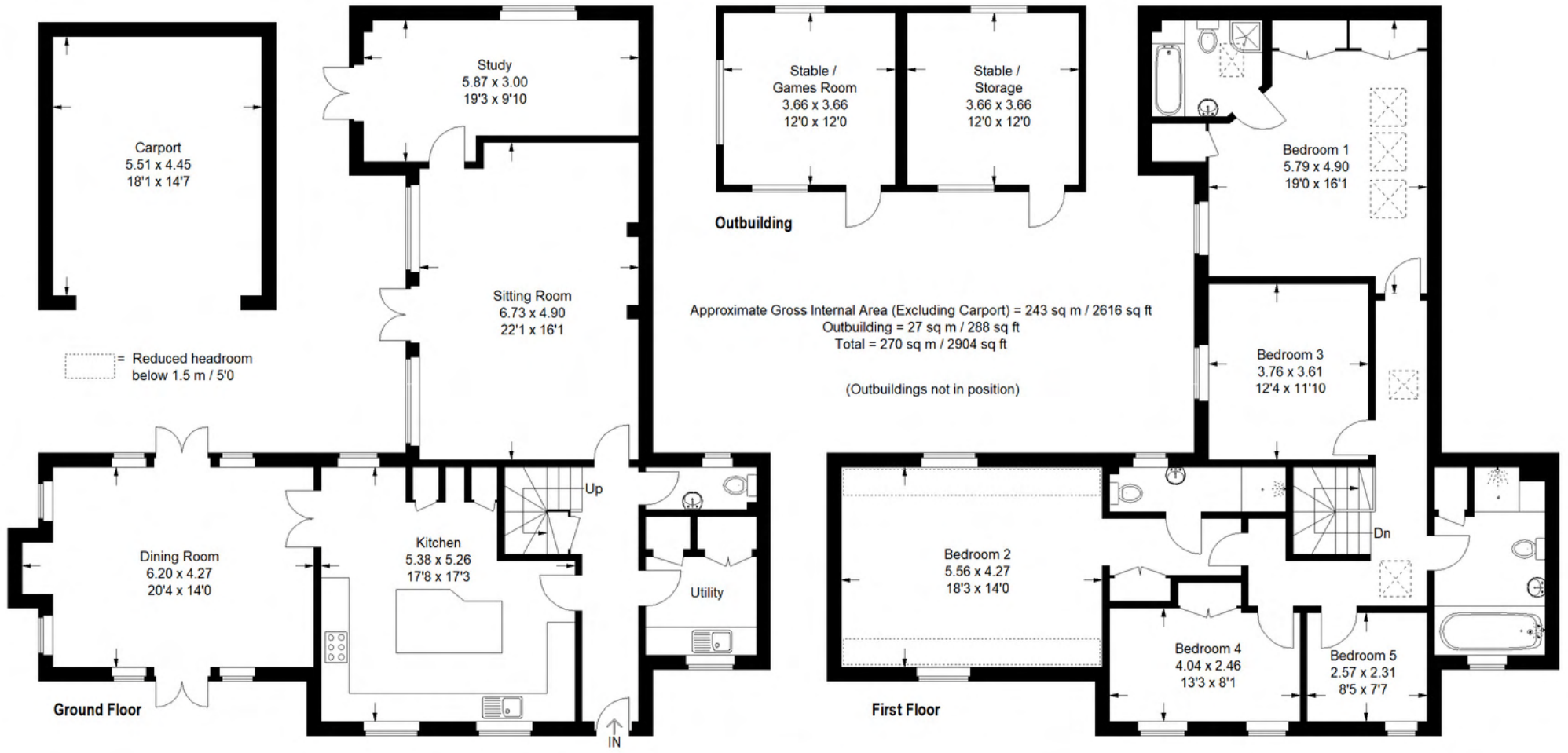








# Durfold Wood, Plaistow



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