



**Windfallwood House, Jobsons Lane, Lurgashall, West Sussex**  
**Guide Price £725,000**



# Windfallwood House

JOBSONS LANE LURGASHALL WEST SUSSEX GU28 9HA

Guide Price £725,000 Freehold

A rare and exciting opportunity to acquire a truly unique property set within approximately 0.35 acres of picturesque gardens, woodland, and waterfall, all privately situated on the peaceful outskirts of the highly desirable village of Lurgashall.

Windfallwood House is a non designated heritage asset, currently uninhabitable, but it benefits from consent for extension and refurbishment to around 2,400 sq. ft. plus the cellar which is a further 185sqft and benefits from habitable ceiling heights and natural light with access to the garden. It also presents the opportunity for demolition and rebuild subject to planning.

In total the property sit in grounds of around 0.35 acres of gardens all privately set with a west facing aspect.

Lurgashall is a thriving and picturesque village within the South Downs National Park, with an historic green and popular country pub, The Noah's Ark.

Viewings can be undertaken by the vendors agents by prior appointment.

- Unique opportunity to restore and extend a former winery residence
- Period, unlisted cottage and barn with immense character
- Excellent scope for reconfiguration
- Located in a highly desirable village setting
- Planning permission approved for refurbishment and extension
- Attractive and secluded west-facing plot with stream, waterfall and woodland
- 0.35 acres of private grounds
- Currently uninhabitable

## CG HASLEMERE

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**Local Authority:** Tax Band Exempt

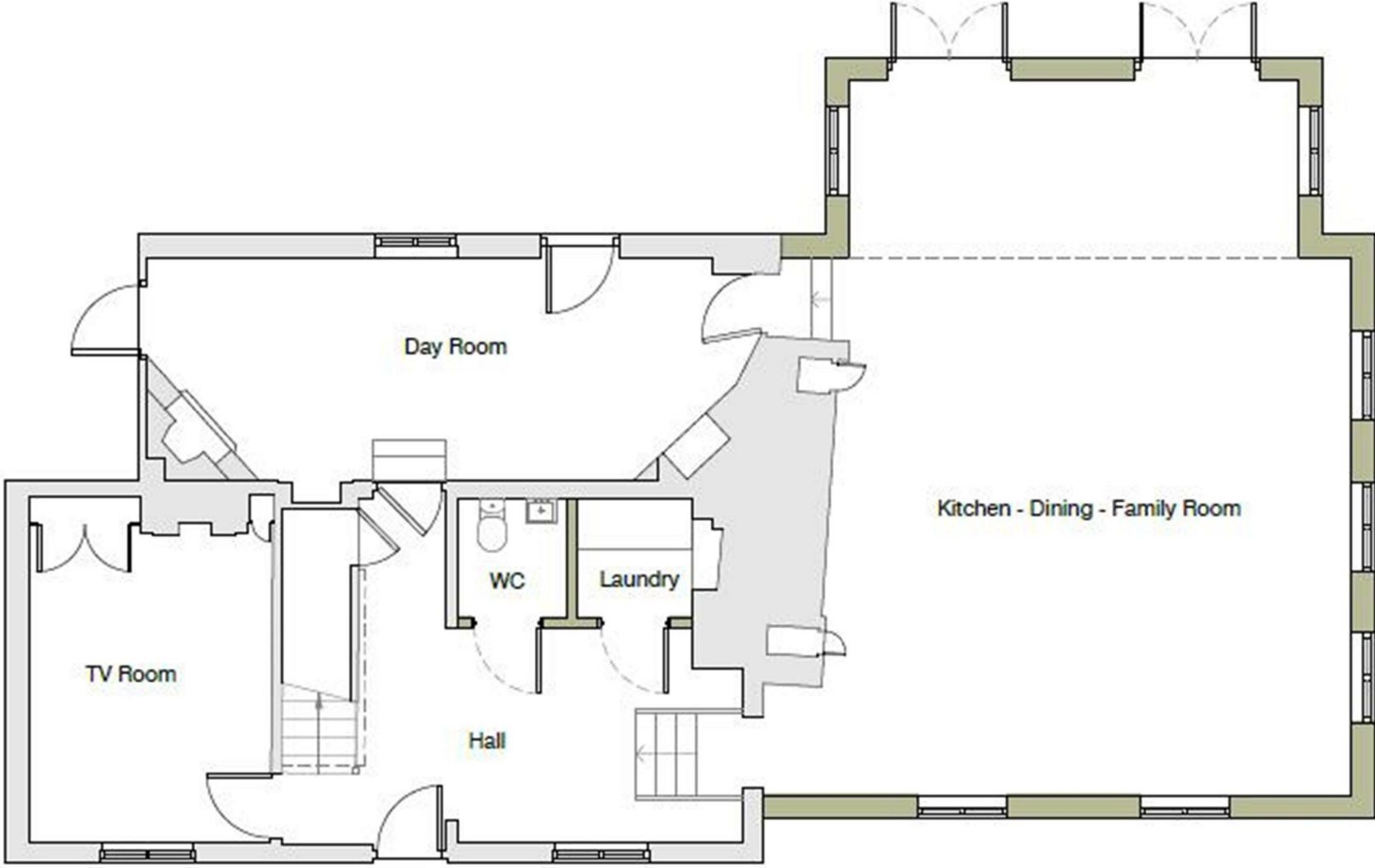
**Services:** Please confirm with agent.







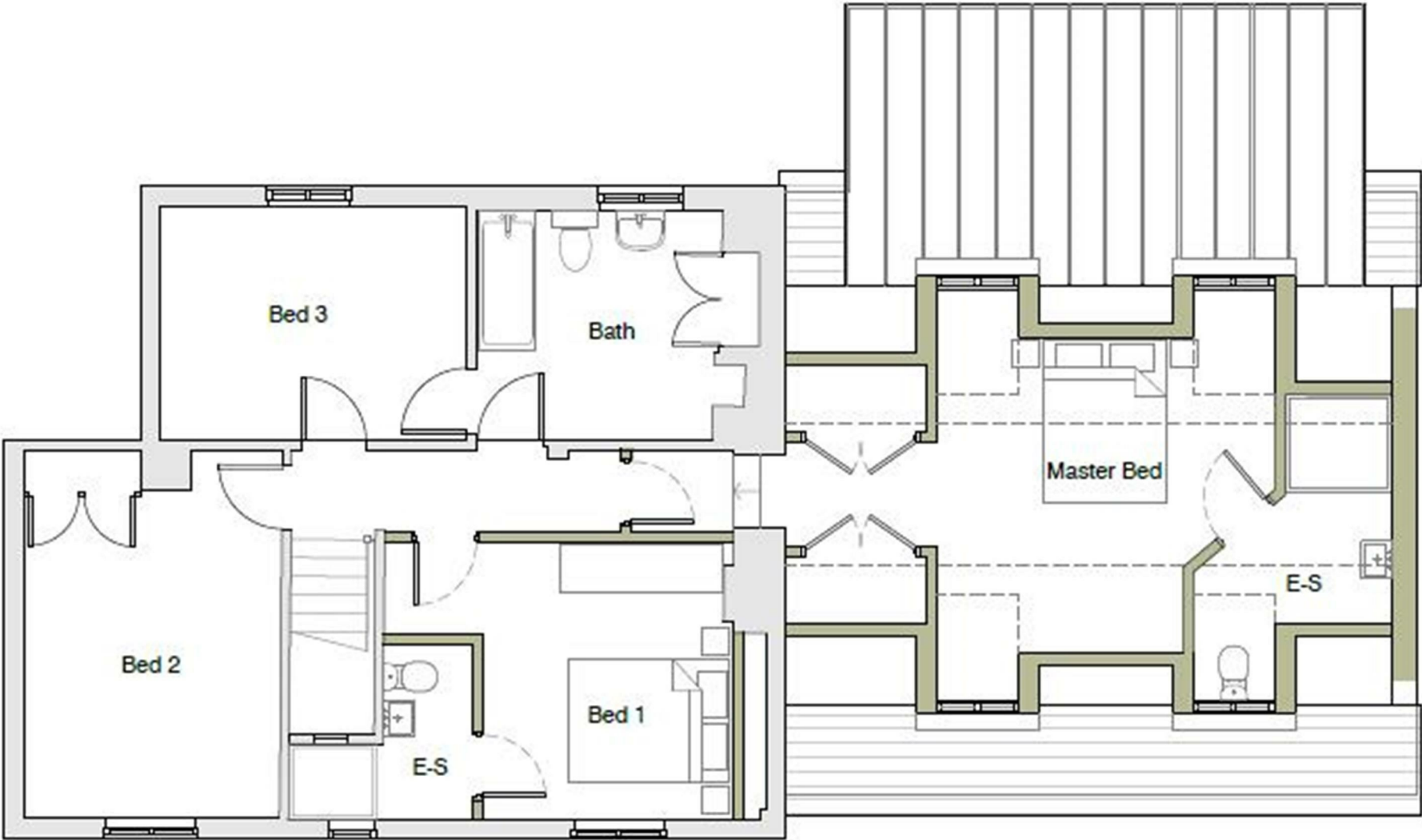
# PROPOSED GROUND FLOOR PLAN



Ground Floor Plan



# PROPOSED FIRST FLOOR PLAN



First Floor Plan





## SITUATION

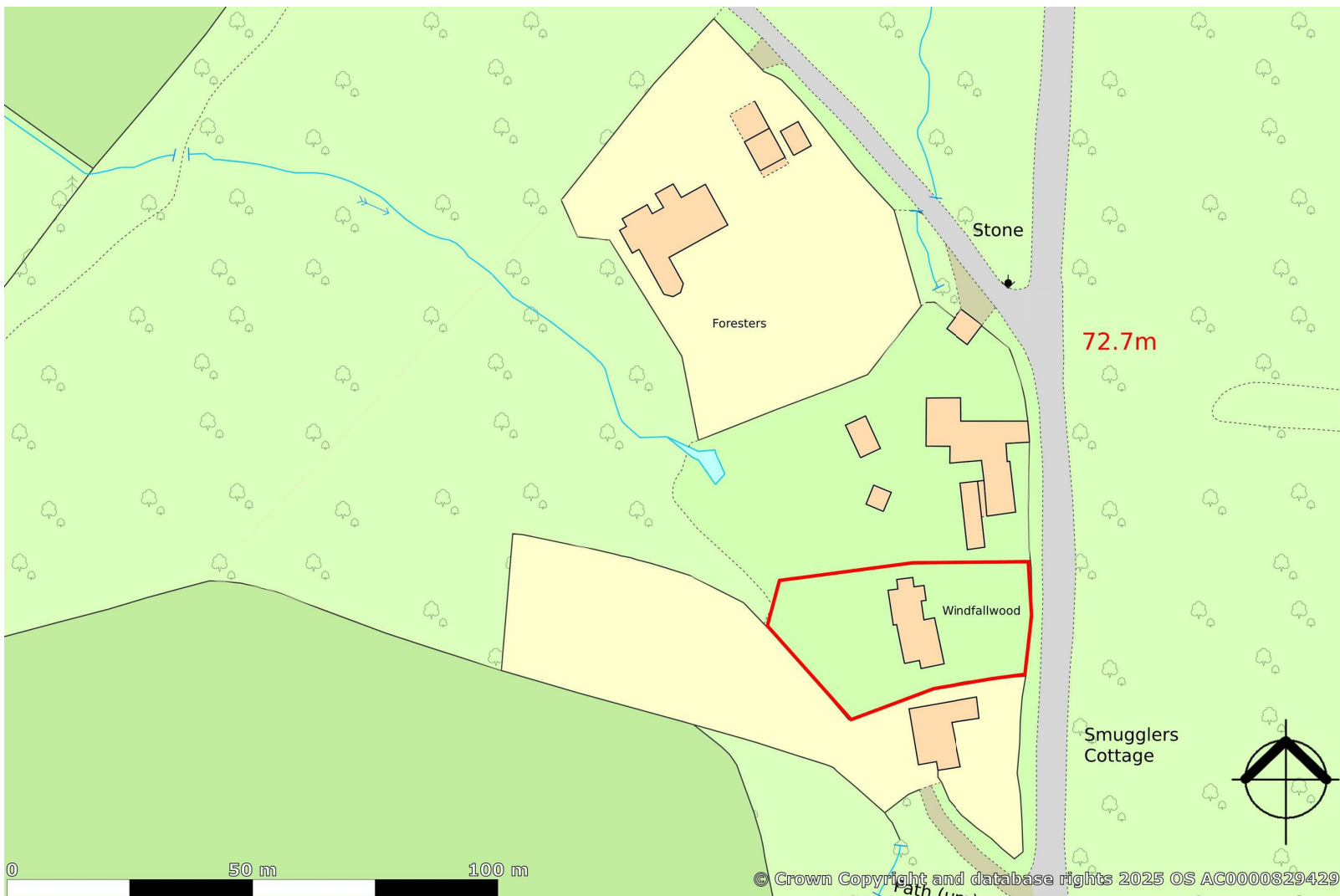
Lurgashall is a thriving and picturesque village within the South Downs National Park, renowned for its charm, historic green and popular country pub, the Noah's Ark. The properties are set in peaceful and naturally beautiful surroundings whilst still being well positioned for easy access to nearby Haslemere and Petworth. The mainline station 6 miles away in Haslemere provides fast and easy access to London Waterloo in just under an hour.

There is an excellent choice of highly regarded schools nearby in Haslemere, both state and private. The surrounding countryside is a haven for walkers and cyclists with much of it being in the South Downs National Park.









## DIRECTIONS

From our office in Haslemere head east on High St. , turn left onto Petworth Road B2131. Continue for approx.2.2 miles. Pass through Northchapel, and turn left onto Rodgate Lane to stay on B2131. follow Rodgate Lane for about 0.7 miles. Turn right onto Cripplecrutch Hill A283. Continue on Cripplecrutch hill for approximately 0.3 miles. At the Shillinglee/Gospel Green crossroads, turn right towards Gospel Green. The property will be found on the right.

16th July 2025

### AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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