



Holly Lodge, Durfold Wood, Plaistow, RH14 0PN
Freehold

HOLLY LODGE DURFOLD WOOD PLAISTOW RH14 0PN

Beautifully presented family house

Stunning open plan kitchen/sitting/dining room

Utility room & cloakroom

0.3 acre plot with south west facing rear garden

Quiet no through road amongst woodland

5 bedrooms - 2 bath/shower rooms

Cosy family Room & study

Large double garage and full width gated driveway

Large patio & outside entertaining space

Double glazing & oil fired central heating



An attractive, spacious and beautifully presented detached 5 bedroom family house, in a peaceful leafy setting, on a good size level plot, south west facing at the rear.

THE PROPERTY

This beautifully presented family home offers a fantastic blend of well balanced accommodation with the emphasis on open plan living alongside five well proportioned bedrooms. To the rear of the property is the fabulous open plan kitchen/dining/sitting room which enjoys a wide vista through the bifold doors onto the South West facing rear garden. Here there is a full width paved terrace ideal for summer bbq's and parties. The oak floor runs its full length seamlessly combining three spaces into one and is complimented by a stylish wall mounted wood burner. Also on the ground floor and giving the option of a quiet private space is the sitting room and separate study both with a front aspect. On the 1st floor is a galleried landing with space for occasional furniture and has access to the loft which is fully boarded and has a light. The main bedroom has a rear aspect over the garden, fitted wardrobes and modern en-suite shower room. There are a further four double bedrooms, three of which have fitted wardrobe cupboards and serviced by a luxury bathroom. Completing the accommodation is a utility room, cloakroom and generous double garage which is fully floored.



THE GROUNDS

With a striking wide frontage the property has ample parking on it's gravel driveway, accessed via a pair of 5 bar timber gates and giving access to the integral double garage. The rear garden which takes up the majority of the 0.3 acre plot, enjoys a sunny south west facing aspect, full width patio, gravel pathway, vegetable plot and level well maintained lawns.

SITUATION

Plaistow is a pretty and sought after village on the Surrey/West Sussex border renowned for its fine period houses and cottages, providing a local school, parish church, public house and village shop. Godalming and Haslemere are within easy reach and provide more comprehensive shopping and leisure facilities and main line stations with direct trains to London Waterloo. The well known village of Chiddingfold is only 10 minutes away which holds its famous bonfire night and fireworks each year. There are excellent road connections to Guildford, Gatwick Airport, the M25 and motorway network. There are many schools in the area for all ages both state and private and the village is surrounded by miles of open farmland and beautiful countryside where walking, cycling and horse riding can be enjoyed.

Plaistow village centre - 1.3 miles

Haslemere town centre & station - 8.5 miles

Guildford - 13 miles

Godalming - 9.2 miles

Witley - 8.5 miles

Gatwick airport - 30 miles

All distances are approximate



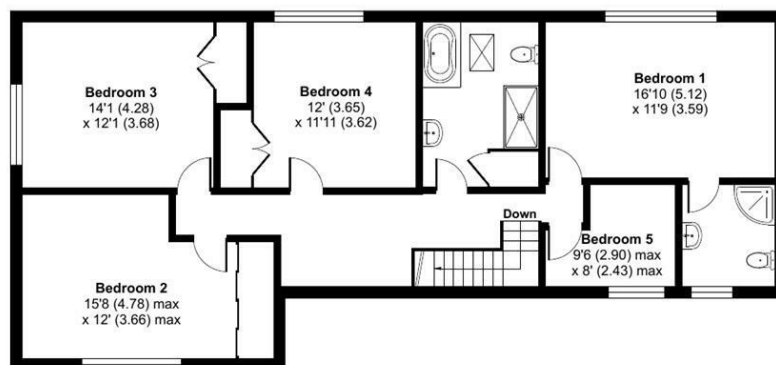
Durfold Wood, Plaistow, West Sussex, RH14

Approximate Area = 2031 sq ft / 188.6 sq m

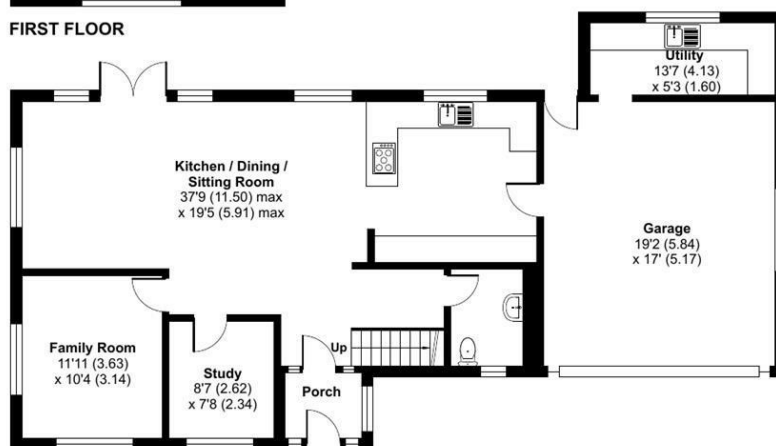
Garage = 407 sq ft / 37.8 sq m

Total = 2438 sq ft / 226.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chemcom 2025. Produced for Clarke Gammon. REF: 1350930

Local Authority

Chichester District Council

COUNCIL TAX

Band G

SERVICES

Mains water, electricity, mains drainage
oil central heating

19th September 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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DIRECTIONS

RH14 0PN From Haslemere take the B2131 signposted Petworth and at the junction with the A283 turn right towards Northchapel, then first left signposted Plaistow and Kirdford. After approx. 4 miles at the next T-junction turn left onto Dunsfold Road and continue for approx 0.9 miles, turning left into Durfold Wood. Follow the road where it turns sharp right, continue along where there property will be found on the left.

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.

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