

Valtony

Loxwood Road, Plaistow, Billingshurst, West Sussex





Existing house



Valtony

Loxwood Road, Plaistow, Billingshurst,
West Sussex

Billingshurst 6.8 miles (London Victoria 66 minutes)
Petworth 8 miles, Haslemere 8.5 miles (London Waterloo 56 minutes)
Guildford 16 miles, Chichester 26 miles, London 49 miles
(Distances and times are approximate)

An exceptional opportunity to construct
a substantial country house in the heart
of prime West Sussex.

Accommodation and Amenities Consented

Entrance hallway | Drawing room | Dining room | Sitting room | Library | Kitchen/breakfast room

Six bedroom suites

Pool house | Gymnasium

Annexe: Sitting room | Bedroom | Bathroom | Dressing room

Four car garage

**Consent for in all approximately 11,194 square feet of accommodation
in about 5.02 acres**



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Situation

Valtony occupies a wonderfully private position on the edge of the village of Plaistow in the heart of the West Sussex countryside.

Plaistow is home to a pub, post-office, cricket club, primary school and a shop providing most things needed for day to day living. A wider range of shopping facilities are available in the nearby towns of Haslemere, Petworth and Guildford.

Schools

- Cranleigh (co-ed public school)
- St Ives, Haslemere (girls' pre-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)
- St Edmunds, Hindhead (co-ed pre-prep school)
- Royal Junior School, Hindhead (girls' public school)
- Amesbury, Hindhead (co-ed pre-prep school)
- Highfield School, Liphook (co-ed prep school)
- Bedales, Petersfield (co-ed public school)
- Windlesham House School (co-ed prep school)



Proposed Elevations



PROPOSED FRONT / NORTH ELEVATION



PROPOSED REAR / SOUTH ELEVATION



PROPOSED SIDE / NORTH-EAST ELEVATION



PROPOSED SIDE / EAST ELEVATION



PROPOSED SIDE / WEST ELEVATION



PROPOSED SIDE / SOUTH-WEST ELEVATION

Motorways

- A3 (north) 11 miles
- M25 (Junction 10) 25 miles

Airports

- London Heathrow 42 miles
- London Gatwick 26 miles

Racing

- Goodwood
- Fontwell

Hunting

- Chiddingfold, Leconfield and Cowdray Hunt
- Crawley and Horsham Hunt

Polo

- Cowdray Park

Golf

- West Sussex, Pulborough
- Cowdray, Midhurst
- Liphook

Sailing

- Chichester

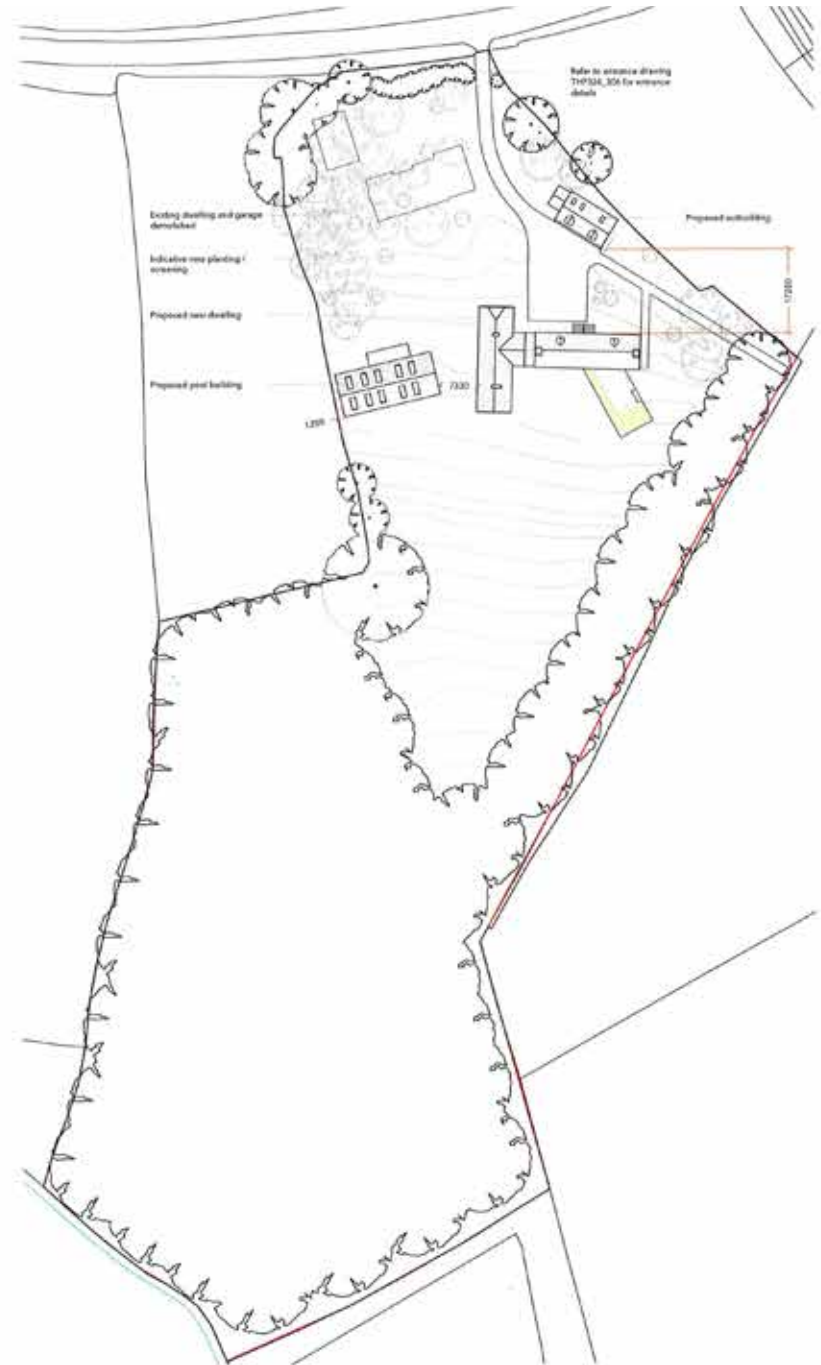
Valtony

Our clients have obtained planning consent for a substantial new country house of about 8000 square feet of built accommodation in the heart of prime West Sussex, with the main house complimented by a substantial indoor pool and gymnasium/spa as well as a detached garage with space for four cars and with a one bedroomed guest annexe above.

Proposed Planning Plans



LOCATION PLAN 1:1250
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PROPOSED BLOCK PLAN 1:500

These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Services

We are advised by our clients that the current property has mains water, electricity, drainage and oil-fired central heating.

Local Authority

Chichester District Council.
Telephone 01243 785 166

Directions (RH14 0NY)

From London follow the A3 towards Portsmouth, bypassing Guildford and exit at the Milford junction signposted Petworth and Haslemere. Follow the sign for the A286 at Milford; follow the A283 through Witley and Hambledon into Chiddingfold. Pass the Chiddingfold cricket club on the right hand side and take the next left into Pickhurst Road, with the picturesque village green

on your right hand side. Continue along Pickhurst Road which turns into Fisher Lane, for 3.6 miles to the end of the lane. At the T junction, turn right, signposted Plaistow onto the Dunsfold Road and continue for 1.7 miles into Plaistow. On entering the village, follow the road as it turns a sharp right in front of the church, and then take the left hand turn immediately afterwards, signposted Loxwood. Follow this road for just over half a mile where the electric metal gates can be found on your right hand side and the name Valtony clearly displayed.

Viewings

All viewings are strictly by prior appointment with Knight Frank.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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