

OAKLEY GRANGE

PLAISTOW ROAD • KIRDFORD • WEST SUSSEX







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A well-presented country residence in a superb rural position with planning permission for stables

Kirdford 1.5 miles • Plaistow 2 miles • Billingshurst 7 miles (London Victoria 70 minutes)
Petworth 8 miles • Haslemere 9 miles (London Waterloo 56 minutes)
Witley 11 miles (London Waterloo 55 minutes) • Guildford 17 miles • Chichester 22 miles
London 51 miles • Heathrow Airport 40 miles • Southampton Airport 53 miles • Gatwick Airport 29 miles
(Distances and times are approximate)

ACCOMMODATION

Entrance hallway • Drawing room • Dining room • Garden room • Study • Kitchen/breakfast room • Utility room
Boot room and Guest Cloakroom

Master bedroom suite with dressing room and en suite bathroom • Guest suite • Two further bedrooms • Family bathroom
Ground floor bedroom suite

Internal double garage • Log store • Garden store

Gardens and Grounds

In all approximately 6.048 acres



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Situation

Oakley Grange is a substantial country residence situated in a prime rural position on the outskirts of Kirdford village and surrounded by magnificent West Sussex countryside. Kirdford is a quintessential West Sussex village, located to the west of Wisborough Green and south of Plaistow. The village is within easy reach of the town of Billingshurst, which has frequent rail links to London Victoria. Also nearby are the village of Witley and the town of Haslemere, both of which offer mainline services to London Waterloo.



Kirdford has an excellent village shop, as well as a thriving public house, The Foresters Arms and a restaurant, The Half Moon.



Shopping facilities are also available in the nearby towns of Petworth and Pulborough, while a wider range of facilities is available in the cathedral city of Chichester and the city of Guildford, accessed easily via the A285 and the A283/A3.



Sporting facilities are superb, with racing at Goodwood and Fontwell, polo at Cowdray and sailing off the south coast of Chichester, with golf at Foxbridge a mile away and the well-known West Sussex course at Pulborough.



One of the special elements of this stunning rural location is the wonderful array of footpaths and bridleways that the immediate countryside has to offer, which can be accessed directly from the property.



Oakley Grange

Believed to have been built in 1967, Oakley Grange is an exceptional, architecturally designed family home with generously proportioned rooms. In particular the drawing room and large family kitchen/breakfast room, which are situated at the rear of the property, which maximises the views of the charming formal gardens and countryside beyond.

Other highlights to the property are a substantial log-burner in the drawing room, a superb master bedroom suite with a spacious dressing room, en suite bathroom and a balcony facing to the rear overlooking the garden.

Oakley Grange also offers an incoming buyer flexibility with regard to accommodation, with a double bedroom and en suite bathroom located in the west wing to the ground floor.

Outside

The property is accessed off the Plaistow Road, through a electric wooden gate leading onto a tarmac drive leading through the front paddock which then leads to the front of the house to a parking area bounded by shrub borders, hedging, and lawns. The lawn area continues to the rear of the property where formal gardens and the potential for extensive outdoor entertaining abound with a stone terrace running the full-length of the property. Additional features of the terrace are lighting, and an impressive retractable sunshade.

The remainder of the land leads south of the property and wraps around to the east of Oakley Grange and is mainly composed of paddock with established borders, fencing and some wonderful mature specimen trees.

Planning

There is existing planning consent to build a stable block sited in the paddock to the east of Oakley Grange, which will be accessed by creating a new driveway from the east end of the existing parking area. Planning reference: PS/16/02724/FUL

For further information, please contact Knight Frank or search on the Chichester District Council website - <http://www.chichester.gov.uk/>



Services

We are advised by our clients that the property has mains water and electricity, private drainage (via bio digestion) and oil-fired central heating.

Local Authority

Chichester District Council – 01243 785 166

Directions (RH14 0JY)

From London take the A3 south. Having passed Guildford, exit at Milford and take the A283 towards Petworth. Continue through Witley and Chiddingfold and after passing the Haslemere turning on the right, take the next left and follow through Shillinglee and Plaistow, heading south on the Plaistow road towards Kirdford. Oakley Grange will then be found on the left after about 1.5 miles.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

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- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

Approximate Gross Internal Floor Area

5339 sq ft / 495.9 sq m

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows & door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes & compass bearings before
making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	58	65
E (49-54)		
F (41-48)		
G (35-40)		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



