



# DURFORD HOLLOW

Durford Wood, Petersfield, West Sussex





# AN ATTRACTIVE FIVE BEDROOM COUNTRY HOUSE

In the prestigious Durford Wood private estate

## Summary of accommodation

**Ground Floor:** Entrance hallway | Vaulted drawing room | Dining room | Study/playroom | Family room  
Kitchen/breakfast room | Utility room | Cloakroom

**First Floor:** Principal bedroom with en suite bathroom | Four further bedrooms (two with Jack-and-Jill en suite bathroom)  
Family bathroom

**Outside:** Gated driveway | Sun terraces | Formal lawns | Mature shrub borders | Woodland | Tennis court | Detached double garage

In all about 2.14 acres

**Distances:** Petersfield - 2.5 miles (London Waterloo 66 minutes), Liss - 2.5 miles (London Waterloo 66 minutes),  
Liphook - 6 miles (London Waterloo 64 minutes), Midhurst - 9 miles, Haslemere - 10 miles (London Waterloo 56 minutes),  
Chichester - 17 miles, Guildford - 24 miles, London - 55 miles  
(All distances and times are approximate)



# SITUATION

Durford Hollow is located within the prestigious Durford Wood Estate, specifically the Upper Wood and within the South Downs National Park. The estate, initially established in the late 1920s, consists of individually built country houses in an extensive and mature woodland estate of about 300 acres, of which about 30 acres are given over to the residents for communal use.

The nearby town of Petersfield caters for day-to-day needs with numerous independent shops, supermarkets, cafés, restaurants, and station.

Communications are excellent, with the A3 being just under two miles away, providing access to London and the south coast, as well as the M25 and the international airports of Heathrow and Gatwick. Southampton Airport, within 28 miles, is also conveniently located to the south west. There are excellent schools in the area including Bedales at Steep and Churcher’s College at Petersfield, as well as St Edmund’s and Amesbury preparatory schools in Hindhead and Highfield and Brookham Schools in Liphook.

There is also a wide range of sporting facilities including polo at Cowdray, racing at Goodwood and Fontwell, sailing at Chichester and Bosham and many miles of walking and riding in the surrounding countryside. Golf courses can be found also at Cowdray, Petersfield, Liphook and Blackmoor. For the arts, Chichester Festival Theatre can be found approximately seventeen miles away.

# THE PROPERTY

Durford Hollow is an elegant and versatile family home, offering generous proportions and a superb setting within this highly sought-after private estate. Tucked away at the end of a gated gravel driveway, the house sits in a wonderfully private position in mature, landscaped grounds extending to just over two acres.







Internally, the house is light and spacious, with accommodation arranged to suit both family life and formal entertaining. The welcoming reception hall leads into a striking vaulted drawing room with an open fireplace, full-height windows, and French doors opening directly onto the south-facing terrace. This central space flows beautifully into a series of further reception rooms, including a formal dining room, a study/playroom, and an additional sitting room creating flexibility for a range of uses.

Upstairs, the principal bedroom suite is of impressive size, featuring extensive fitted storage, a dressing room or optional fifth bedroom, and a spacious en suite bathroom. There are three further double bedrooms, two of which share a Jack-and-Jill en suite bathroom, and a separate family bathroom.

Throughout the house, oak flooring, double glazing, and LPG-fired central and underfloor heating provide comfort and quality finishes.









# GARDENS AND GROUNDS

Approached by a gravelled and gated driveway, the property is set in mature grounds with a large terrace/BBQ area. There is a tennis court which could be reinstated for use.

## PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains water and electricity together with private drainage and LPG-fired central heating.

**EPC:** Rating E

**Internet:** Fibre optic to property

**Agents Note:** Service charge £1,148 per annum.

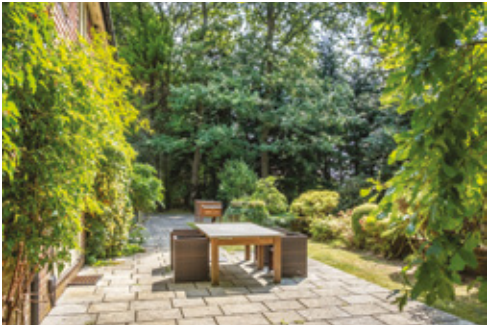
**Postcode:** GU31 5AN

**what3words:** crank.hits.lawyer

**Viewings:** All viewings are strictly by prior appointment with Knight Frank.

**Local Authority:** Chichester District Council and South Downs National Park Authority

**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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