



FOXWOOD HOUSE

Durford Wood, Petersfield, Hampshire



A SUBSTANTIAL AND HIGHLY VERSATILE
COUNTRY RESIDENCE TOGETHER
WITH A SEPARATE SELF-CONTAINED
COTTAGE, SET WITHIN A PRIVATE
AND ESTABLISHED SETTING.

Summary of accommodation

Entrance hallway | Drawing room | Dining room | Sitting/games room | Study | Garden room
Kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom with dressing room and en suite bathroom | Five further bedrooms (two en suite)
Family bathroom | Sun terrace

Indoor swimming pool | Integral three-bay garage

Guest Cottage: Sitting room | Kitchen | Breakfast room | Two bedrooms | Bathroom | Cloakroom | Garage

In all approximately 2.01 acres

Distances: Liss 2.5 miles (London Waterloo 66 minutes), Petersfield 3 miles (London Waterloo 67 minutes), Liphook 6 miles
Haslemere 10 miles (London Waterloo 56 minutes), Guildford 23 miles, Chichester 18 miles, London 55 miles

(All distances and times are approximate)

SITUATION

Foxwood House occupies a prime, private position within the highly sought-after Durford Wood estate. Durford Wood is situated within the South Downs National Park and was established we believe in the mid 1920s. The estate is located just to the north of Petersfield and is surrounded by breathtaking West Sussex and Hampshire countryside.

Petersfield, which is approximately three miles away, has a mainline station which provides access into London Waterloo in 67 minutes. To the north is the highly desirable market town of Haslemere, which also has a mainline station, providing access into London Waterloo in approximately 56 minutes. To the east is the town of Midhurst and to the south, the cathedral city of Chichester. The A3, which is easily accessed at Petersfield and Liphook, provides easy access to the south coast as well as the national motorway network and the international airports of Gatwick, Heathrow and Southampton.

Within the area there is an excellent range of schools including Ditcham Park between South Harting and Petersfield, Churcher's College and Bedales in Petersfield, Westbourne House in Chichester, Seaford College near Petworth, Highfield and Brookham in Liphook and St Edmund's and Amesbury at Hindhead.

Sporting facilities are excellent, with racing at Goodwood and Fontwell, polo at Cowdray Park, sailing at Chichester Harbour, as well as golf at Liphook, Hindhead and Cowdray Park. One of the other key benefits of this wonderful location is the extensive array of footpaths and bridleways that the surrounding countryside has to offer, many of which can be immediately accessed from Durford Wood.







FOXWOOD HOUSE

Set within a peaceful and established setting, the property provides well-balanced accommodation ideally suited to modern family living, multi-generational use, or income potential.

This impressive home offers a rare combination of scale, flexibility and warmth, with accommodation thoughtfully arranged to suit both modern family living and more formal entertaining. The principal house provides a series of well-proportioned reception spaces, including a welcoming main living room and a bright and sociable kitchen and dining area which flows naturally into a conservatory overlooking the gardens - creating a superb day-to-day living environment.









Upstairs, the property continues to deliver exceptional space, with a particularly generous principal suite and a number of further bedrooms and bathrooms, all presented to a high standard and offering comfort and privacy throughout.

The overall feel is one of a very well-cared-for home that is immediately liveable yet offers scope for a purchaser to further enhance or personalise over time.

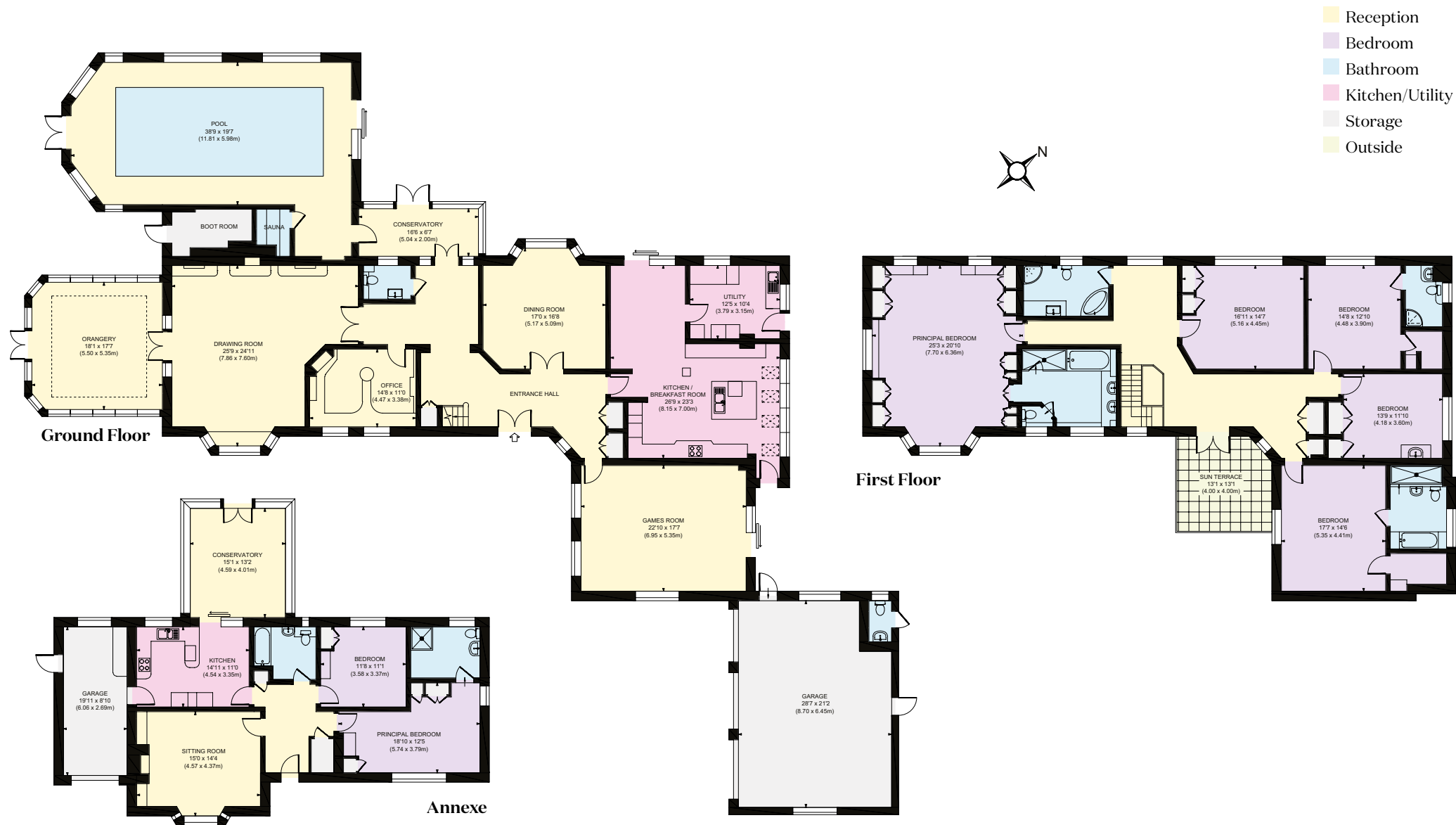
A standout feature is the separate cottage, providing fully independent accommodation, ideal for extended family, guests, or potential income generation.

In total, the combined accommodation extends to approximately 9,000 sqft, making this a rare opportunity to acquire a property of genuine scale with a high degree of adaptability.

Externally, the property enjoys a peaceful setting with a strong sense of privacy, completing what is a compelling lifestyle offering.







Approximate Gross Internal Area
 Main House 6,245 sq. ft / 580.00 sq. m
 Garage 606 sq. ft / 56.00 sq. m
 Annexe 1,390 sq. ft / 129.00 sq. m
 Total 8,241 sq. ft / 765.00 sq. m

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

FOXWOOD COTTAGE

A substantial building in its own right and of significant benefit to the property, the guest cottage is located immediately to the north of the principal house. Accommodation here comprises a sitting room leading directly into a breakfast room and kitchen, complemented by two bedrooms, a bathroom and cloakroom, as well as an integral garage. The cottage is presented in exceptionally good order and offers perfect accommodation ancillary to the main house for visiting guests, staff or family members on a more permanent basis.



GARDENS AND GROUNDS

The property is accessed via an electric gate, with the driveway winding through the gardens and grounds to the front of the house where there is a turning area providing parking for numerous cars, as well as giving access to the three-bay garage.

The remainder of the gardens and grounds are mainly laid to lawn with some established shrub borders. The grounds themselves are exceptionally private on all sides, screened by mature deciduous trees, giving great privacy.

PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water and electricity, private drainage and oil-fired central heating. The central heating in the cottage is LPG.

Directions (GU31 5AW)

What3Words: ///reflected.unclaimed.flying

Council tax bands: House H and Cottage E

EPC ratings: House D and Cottage E

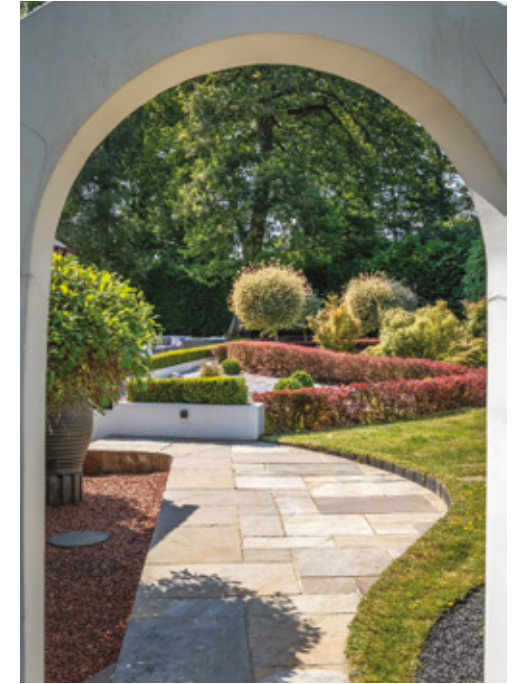
Viewings: All viewings are strictly by prior appointment only with Knight Frank.

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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