



Smugglers Cottage, Dial Green, Lurgashall, West Sussex, GU28 9HA

Guide Price £1,150,000 - Freehold



Stunning four bed home in a semi-rural setting with far-reaching views, open-plan living, bi-fold doors, two en-suites, large gardens and home office.

- Beautifully Extended Four Bedroom Detached Home
- Peaceful Semi-Rural Setting With Far Reaching Countryside Views
- Stunning Open Plan Kitchen/Dining/Living Space
- Bi-Fold Doors Opening Onto A Large Decked Terrace
- Separate Sitting Room With Log Burner
- Two Generous En-Suite Bedrooms With Access Onto The Garden Via French Doors
- Flexible Accommodation With Additional Reception/Bedroom Space
- Established Gardens Of Just Over Half An Acre With South-Westerly Aspect
- Detached Home Office
- Ample Parking In A Private & Secluded Position

Smugglers Cottage is a beautifully extended and thoughtfully designed four-bedroom home, set within a peaceful semi-rural position in Dial Green, enjoying far-reaching views across its gardens and the surrounding countryside. Offering generous and versatile accommodation arranged over two floors, the property seamlessly blends contemporary finishes with a strong connection to the outdoors.

At the heart of the home is an impressive open-plan kitchen, dining and living space, perfectly designed for modern family life and entertaining. The kitchen is fitted with sleek cabinetry, complemented by expansive work surfaces, while two sets of bi-fold doors open onto a decked terrace, allowing natural light to flood the space and creating a wonderful indoor-outdoor flow with views across the garden and open fields beyond.

A separate sitting room provides a more intimate and cosy setting, centred around a feature fireplace with log burner. The ground floor also offers excellent flexibility, with a double bedroom positioned to the front of the property and an additional reception room currently used as a family room, ideal as a guest suite or playroom. These rooms are served by a well-appointed bathroom. A utility room and cloakroom add further practicality.

On the lower ground floor, two exceptional double bedroom suites enjoy a high degree of privacy and direct access to the garden via French doors. The principal suite is particularly impressive, featuring extensive built-in storage and a luxurious en-suite bathroom with both bath and separate shower, while the second bedroom benefits from its own en-suite shower room, making it ideal for guests or older children.

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Externally, the property sits within a stunning plot of just over half an acre, with a desirable south-westerly aspect. The gardens are predominantly laid to lawn, framed by mature trees and established planting, creating a wonderful sense of seclusion. A generous decked terrace provides the perfect setting for outdoor dining and entertaining, while the elevated position affords far-reaching countryside views towards Bexley Hill. A detached home office offers an excellent space for remote working, completing this superb lifestyle property.

Services & Directions

Broadband and Mobile services: Visit checker.ofcom.org.uk

Mains: Electric and Water, Private Drainage & Electric Boiler For Central Heating (As Advised By Our Vendor)

Chichester District Council- Band E - (£2,981.62)

EPC RATING: F

SATNAV: **GU28 9HA** What3Words: provider.passports.helped

Location

Smugglers Cottage enjoys a wonderfully secluded position in the heart of the South Downs National Park, within the highly regarded “golden triangle” between Haslemere, Petworth and Midhurst. Surrounded by rolling countryside and National Trust land, the setting offers an exceptional lifestyle with direct access to miles of walking, riding and cycling routes.

The nearby village of Lurgashall epitomises quintessential country living, centred around a picturesque cricket green and historic church, with the renowned Noah’s Ark Inn providing a popular local meeting point. A village shop and Post Office cater for day-to-day needs, with further amenities available in nearby Northchapel.

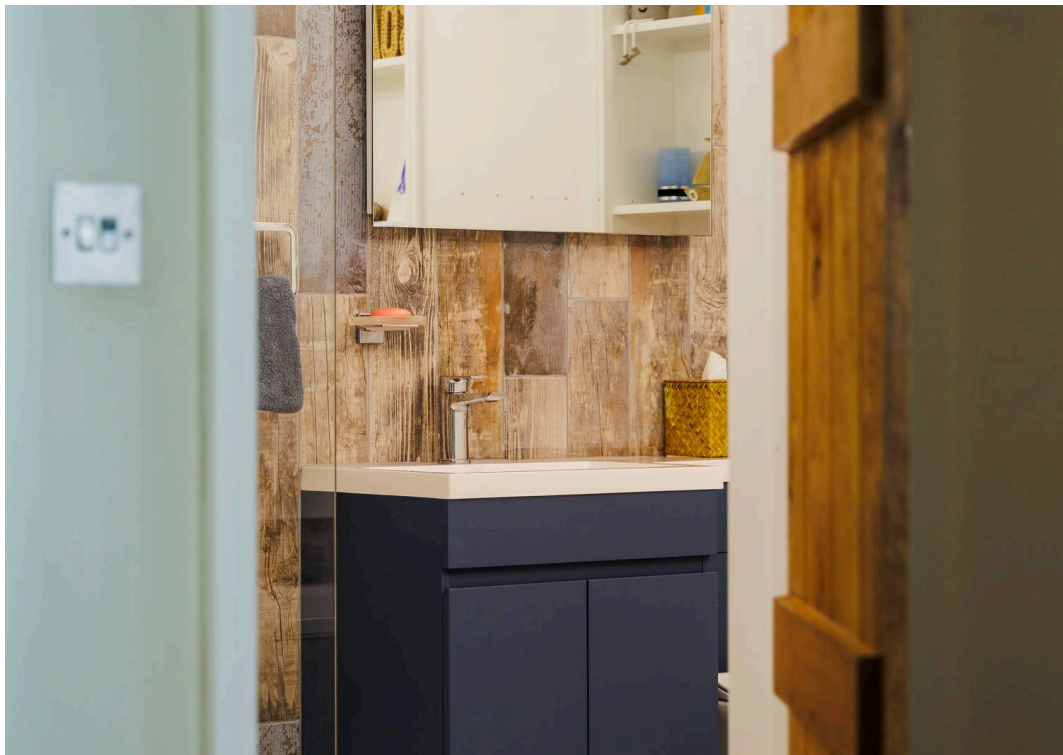
More comprehensive facilities can be found in Haslemere, offering a wide selection of independent shops, cafés and restaurants, alongside larger stores including Waitrose and M&S Food Hall. Haslemere also provides a mainline railway station with a fast and frequent service to London Waterloo in around 49 minutes, while the A3 offers convenient road access to London, the South Coast and beyond.

The area is particularly well served for schooling, with an excellent range of both state and private options, and offers a wealth of recreational opportunities including golf at nearby clubs, polo at Cowdray Park Polo Club, and horse and motor racing at Goodwood Estate. Sailing can also be enjoyed at Chichester Harbour.

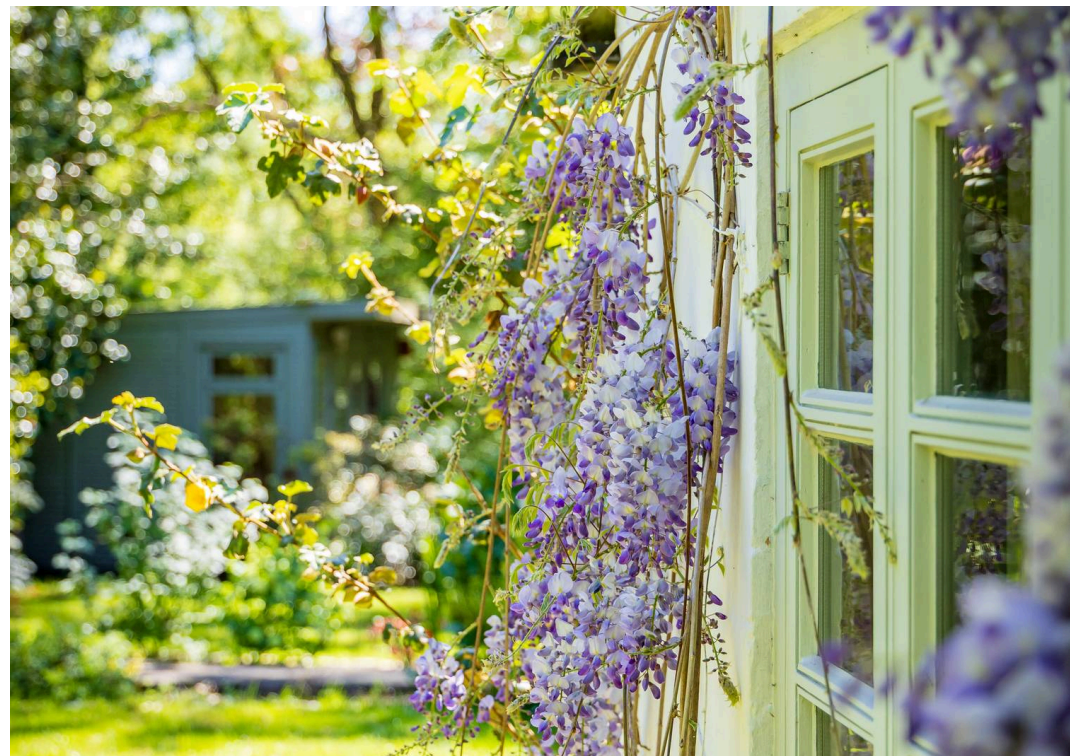
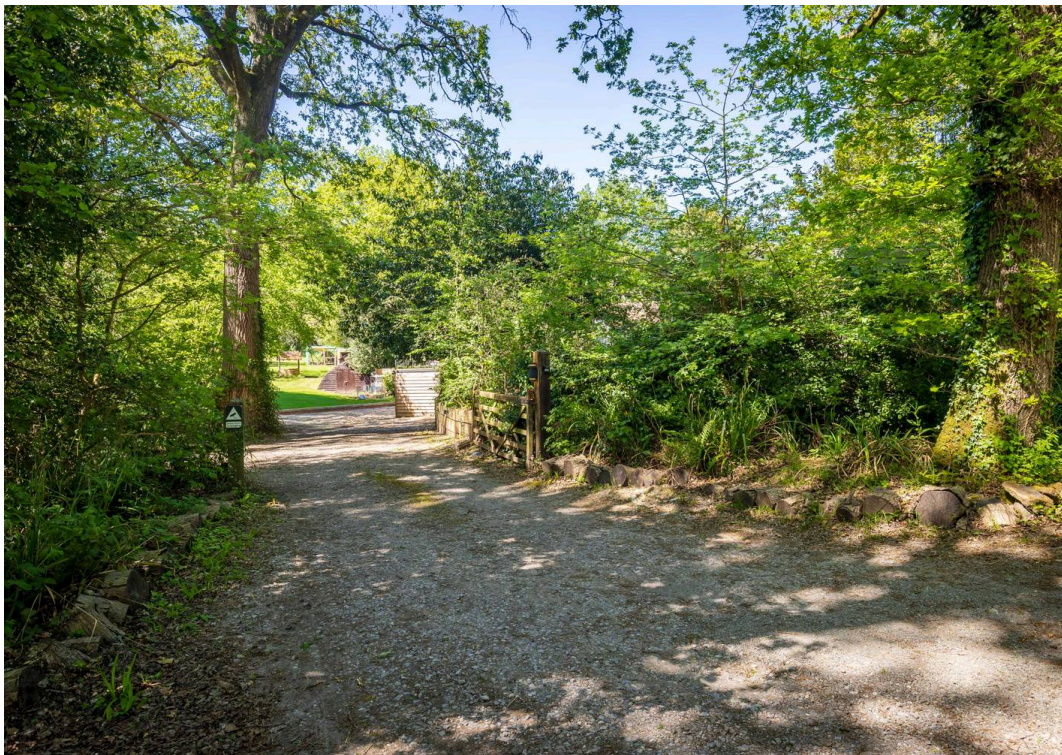


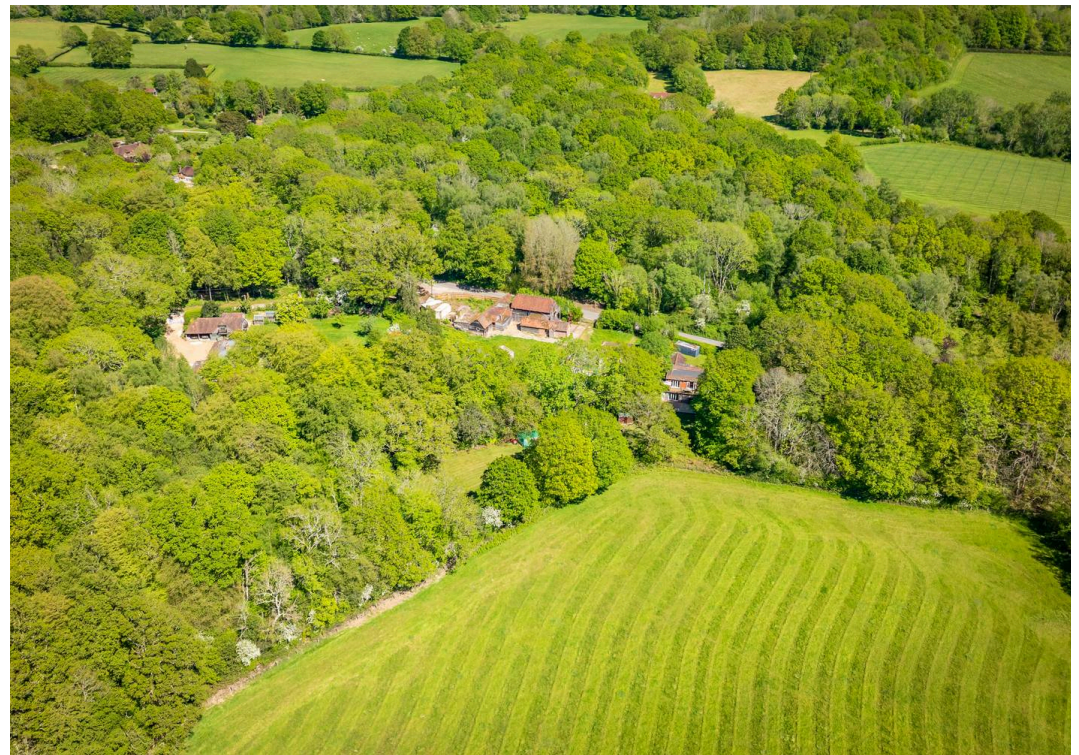














Smugglers Cottage, Dial Green

Approximate Area = 1860 sq ft / 172.7 sq m

Outbuilding = 216 sq ft / 20 sq m

Total = 2076 sq ft / 192.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026. Produced for Henry Adams. REF: 1450832



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.