

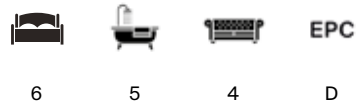


FOXWOOD HOUSE, UPPER DURFORD WOOD, PETERSFIELD, GU31



A VERSATILE COUNTRY HOUSE WITH A SEPARATE COTTAGE

A substantial and highly versatile country residence ideally suited to modern family living, multi-generational use, or income potential.
Set within a private and established setting.



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

Council Tax band: H (house) and E (cottage)

Tenure: Freehold

Services: Mains water and electricity, private drainage and oil-fired central heating. The central heating in the cottage is LPG.



THE PROPERTY

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.





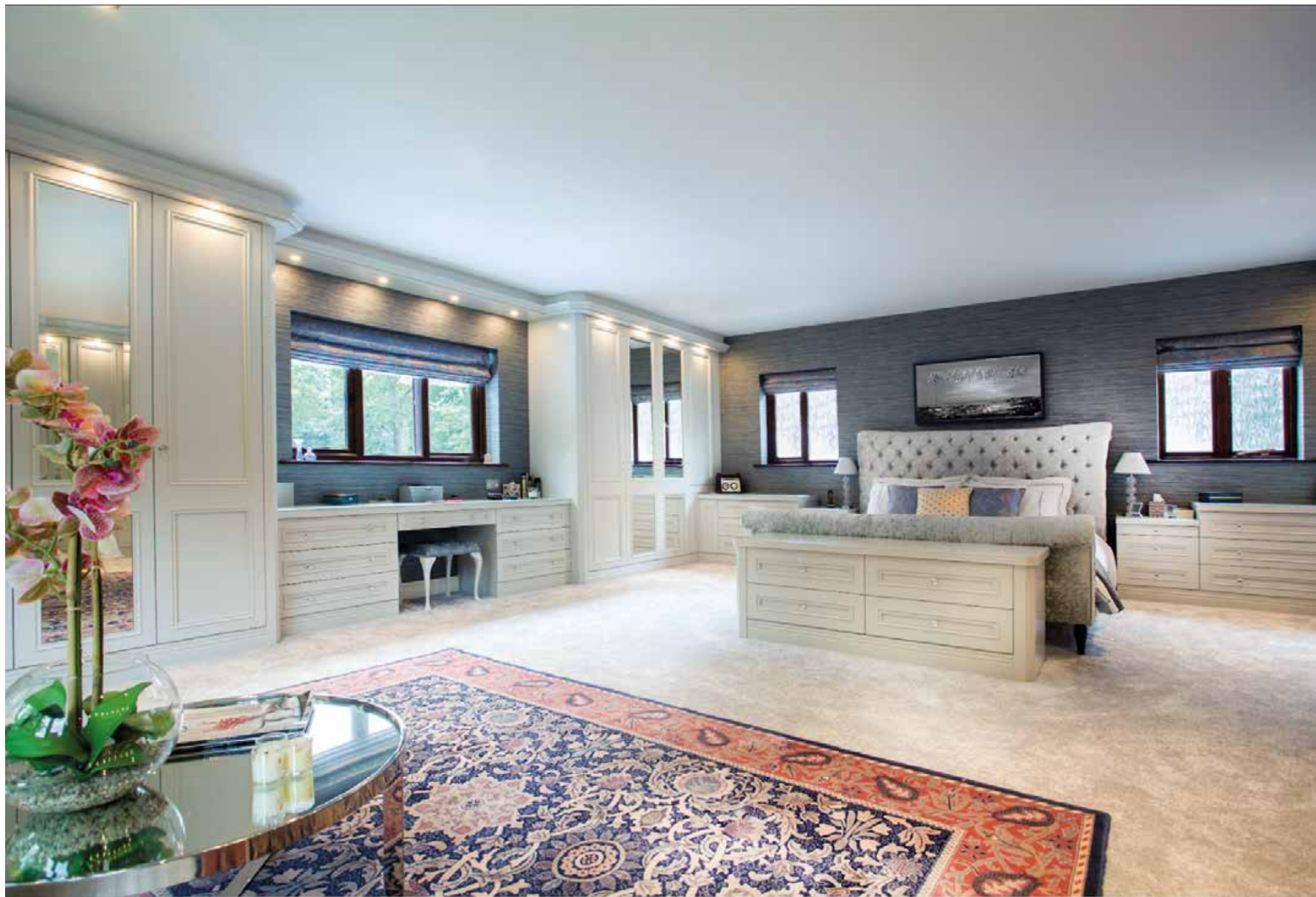




PROPERTY CONTINUED

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 sq ft, 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.







THE 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.







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. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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. (ID767266)

We would be delighted
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