



Foxwood House

Durford Wood, Petersfield, Hampshire



A beautiful home with five bedrooms, a two-bedroom annexe and stunning woodland gardens

A beautifully presented, detached family home offering substantial accommodation including an impressive games room, heated swimming pool and a sauna. It is set within the exclusive, private Durfood Wood, surrounded by Chiddingfold Forest, which is a Site of Specific Scientific Interest, and is within easy reach of charming Petersfield.



8 RECEPTION ROOMS



7 BEDROOMS



6 BATHROOMS



GARAGING



2 ACRES



FREEHOLD



RURAL



8,241 SQ FT



**GUIDE PRICE
£3,500,000**



The property

Foxwood House is a substantial family home providing more than 6,000 sq. ft of versatile and flexible accommodation, including five bedrooms and six reception rooms, as well as an indoor heated swimming pool, sauna and outdoor hot tub. There is also a generous two-bedroom annexe, providing accommodation for either family members or guests.

The main house has a welcoming, open reception hall with double doors leading to the ground-floor reception rooms. These include the drawing room with feature fireplace, large bay window welcoming plenty of sunlight, and double doors opening to the sunny, south-facing orangery, with under floor heating. The ground floor also has a conservatory overlooking the garden, a formal dining room, an office with built-in desk space and a well-proportioned games room. The L-shaped kitchen and breakfast room is fitted with bespoke wooden units, a central island and a range cooker, with skylights overhead and full-height windows flooding the room with natural light.

Additionally, the ground floor features the impressive pool room with heated swimming pool and sauna.

Upstairs there are five well-presented double bedrooms, including the principal bedroom with its extensive built-in wardrobes and luxurious en suite bathroom. Two further bedrooms are en suite, while the first floor also has a family bathroom with a corner bathtub and a separate shower unit.

The detached annexe offers a further 1,400 sq ft of attractive living space. It includes a comfortable sitting room, sunny conservatory, well-equipped kitchen, two double bedrooms (one en suite), and a bathroom. The space is ideal for extended family, guests or as a rental property.







Outside

The house and annexe are set in approximately two acres of delightful, landscaped gardens, surrounded by mature woodland providing a sense of peace and tranquillity. The gardens are mainly laid to lawn with well-stocked border beds with various shrubs and perennials, including a Japanese inspired garden. Paved terraces provide the perfect location for outside entertaining and dining. The annexe also enjoys its own private garden at the rear. Approached via electric gates, the driveway provides access and ample parking for both the house and annexe, in addition to the integrated triple garage.

Location

The Durford Wood Estate comprises a collection of established country houses, located to the north of Petersfield and set within approximately 300 acres, of which 50 acres are owned communally by the residents. The village of Liss, which is within 2 miles, offers shops for everyday needs and a mainline railway station to London (Waterloo).

For more comprehensive shopping and recreational facilities, the ever popular market town of Petersfield, also offering a mainline station to London (Waterloo).

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 in Liphook. Also, there is 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 at Petersfield, Liphook and Blackmoor.

For the arts, the Chichester Festival Theatre can be found approximately 19 miles away.



Distances

- Petersfield town centre 2.5 miles
- Liphook 6.5 miles
- Bordon 8.3 miles
- Haslemere 11 miles
- Portsmouth 20 miles

Nearby Stations

- Liss
- Petersfield
- Liphook

Key Locations

- South Downs National Park
- Portsmouth (historic port city)
- Chichester Harbour National Landscape

Nearby Schools

- Churcher's College
- Bedales School









The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 6,245 sq ft (580 sq m)
 Garage internal area 606 sq ft (53 sq m)
 Annexe internal area 1,390 sq ft (129 sq m)
 Total internal area 8,241 sq ft (765 sq m)
 For identification purposes only.

Directions

GU31 5AW

Following the A3 heading south west, take the B2331 exit towards Liphook and proceed for 0.8 miles. At the next two roundabouts take the first and second exits following signs along the B2070 and continue along this road for 5.6 miles before turning left down a private road signposted Upper Durford Wood. Follow signs to Foxwood House.

what3words

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General

Local Authority: Chichester District Council

Services: Mains water and electricity. Oil fired central heating. Private drainage which we believe complies with the regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

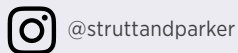
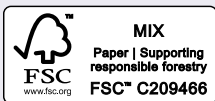
EPC Rating: D

Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD

01428 661077

haslemere@struttandparker.com
 struttandparker.com



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