



Durford Edge

Petersfield

A stunning 6-bed Arts & Crafts country manor, set in landscaped gardens and grounds of just over 10 acres, with attractive 4-bed lake house, located within the coveted Durford Wood Estate

Durford Edge, Durford Wood, Petersfield, GU31 5AW

A3 2.1 miles, Petersfield Station 3.4 miles (London Waterloo 63 mins), Haslemere 10.8 miles, Farnham 17.4 miles, M3 (J6) 23.9 miles, London Heathrow Airport 48.8 miles

Main home: Storm Porch | Reception hall | Drawing room | Family room | Sitting room | Study | Dining room | Kitchen/family room | Utility | Basement | Principal bedroom with en suite bathroom | 5 Additional bedrooms, 1 en suite shower room | Family bathroom | Shower room | Garden | Garages Studio | EPC rating D

The Hollow: Kitchen/sitting/dining room | Dining area | Principal bedroom with en suite shower room | 3 Additional bedroom, 1 en suite | Family bathroom | Covered terrace | EPC rating D

About 10.5 acres in all





The property

Durford Edge is a stunning Arts & Crafts style country manor, designed by the renowned architect Inigo Triggs in the early 1920's, and boasts a garden designed by the celebrated Gertrude Jekyll.

The elegant main home offers over 4,800 sq. ft of versatile and beautifully presented accommodation, thoughtfully and sympathetically extended and renovated to combine period features with modern amenities, with The Hollow providing exceptional ancillary accommodation of over 2,300 sq. ft overlooking the private lake.

From the welcoming reception hall with solid oak turned staircase, the ground floor accommodation has a natural flow, designed to take full advantage of the light and views. The triple aspect drawing room boasts a feature fireplace, west-facing bay window and French doors to the rear terrace. There is a front-facing family room, a study with double doors to the southerly terrace, and an adjacent formal dining room with wooden floorboards and a wide square bay window overlooking the grounds and lake.

At the heart of the home is the impressive kitchen/family room with bespoke fitted kitchen, integrated appliances, central island with breakfast bar, Quartz worktops and two sets of French doors opening onto to terrace. The utility room has built-in appliances and provides additional storage. The additional sitting room, accessed from an inner hallway off the kitchen, has bi-folding doors to the garden and a turned staircase leading to the bedroom above.

On the first floor, the part-galleried landing branches off to five additional well-proportioned and bright bedrooms with elevated views of the picturesque surroundings. The impressive triple aspect principal bedroom suite boasts a feature fireplace and luxurious en-suite with free standing bath and walk-in shower. A contemporary styled family bathroom also has a walk-in shower, whilst the guest bedroom has an ensuite with jacuzzi bath and walk-in shower.

The Hollow is an impressive lake side single storey property comprising a 48 ft. open plan living space with a chic kitchen, separate dining

area and four well-served bedrooms, two en suites and a family bathroom. The covered terrace flows onto a further paved terrace, decking and lake and gardens beyond.

Outside

Approached through private electric gates to a sweeping tree-lined drive, there is ample parking in addition to the 3 garages; the former coach house being a pair attached to the house and the separate garage having a studio above. The garden and grounds are delightful and comprise beautiful woodland and generous tiered formal lawns, mature specimen trees, Rhododendron and Azaelia, all providing rich, colourful planting schemes. The private garden area to the west was designed by Gertrude Jekyll, and she also drew up a planting plan for the whole garden. The paved terrace provides the perfect location for outside entertaining and enjoying views over the lake and grounds. For further information about the fascinating gardens by Gertrude Jekyll please visit <https://oac.cdlib.org/ark:/13030/hb8h4nb960/?order=1&brand=oac4>

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 is about 3 miles distant, 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.





CGI Image





The Hollow



The Hollow



The Hollow





Directions

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. In 0.1 miles turn right and follow the road to the left, where you will find the property.

General Information

Local Authority:

East Hampshire District Council

Services:

Mains water and electricity. Oil-fired central heating. Private drainage.

Council Tax:

Band G

Tenure:

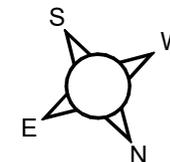
Freehold

Wayleaves and easements:

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



Floorplans for Durford Edge Durford Wood, Petersfield
 Main House = 4,861 sq ft / 452 sq m (Excluding Void)
 Basement = 113 sq ft / 10 sq m
 Garaging = 1,121 sq ft / 104 sq m
 The Hollow = 2328 sq ft / 216 sq m
 Total = 8,423 sq ft / 782 sq m



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

□ □ □ □ Denotes restricted head height

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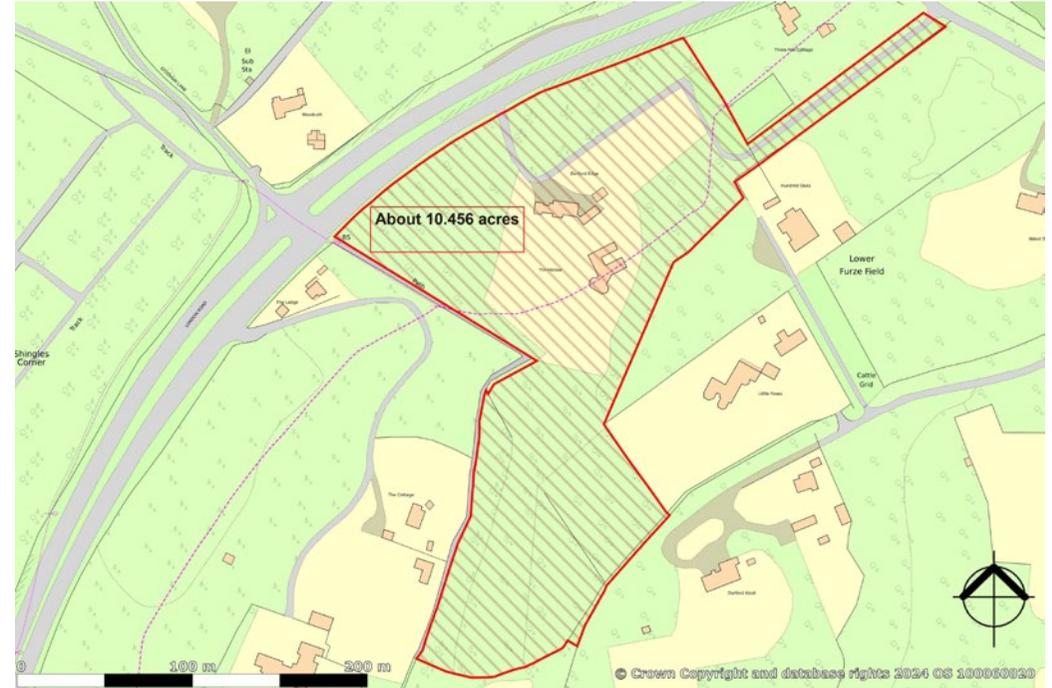
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