



‘Period’ elegance in glorious rolling countryside

Foresters, Windfallwood Common, Lurgashall, West Sussex, GU27 3BX

Freehold

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Five double bedrooms • Four reception rooms • Impressive, well proportioned rooms • Queen Anne style • Landscaped gardens with woodland views • 2 bay garage with a workshop and studio above

Local information

Foresters is situated amongst the vineyards of the Sussex wine growing country on the southern slope of Blackdown, Sussex's highest point. Blackdown is a large reserve presided over by the National Trust. The woods of Windfallwood Common are within the sought after South Downs National Park that, in addition to its natural attractiveness, is significant from a planning standpoint. Well maintained footpaths abound and are easily accessed. The vibrant picture postcard country village of Lurgashall, with a cricket green, public house, shop/post office, village hall and church, is less than a mile away. Haslemere is only 5.5 miles away, with fast trains to London Waterloo with journey times from about 49 minutes and a good selection of shops. The station has a new, ample commuter parking lot. Guildford is 17.5 miles away providing shopping, restaurants, theatres and recreational facilities on a larger scale. To the south, there is easy access to the coast, Chichester, Arundel, and racing at Fontwell Park and Goodwood and polo at Cowdray Park.

About this property

This 'period' house was built about 17 years ago in the Queen Anne style, under a clay tiled roof, and cleverly embodies all the gracious living of a bygone era with all that is expected in today's modern age. Beautifully proportioned rooms lead from a

gracious galleried reception hall accessed through oak entrance doors. The drawing room maintains perfect symmetry around the central fireplace and houses the integrated sound system that also serves the dining room and kitchen/conservatory areas. All these rooms have doors onto the stone terrace to the rear of the house. No expense has been spared in the décor, there being hand paint finishes used to great effect, especially in the bespoke kitchen/breakfast room with its island unit, Stoves range cooker, underfloor heating and unique 'dresser'. The master bedroom suite has a bathroom and dressing area. Two of the bedrooms have the useful configuration of a shared bathroom accessed directly from both rooms.

The house is approached through a pillared entrance and gravel drive. There is a substantial barn with a 2-bay car port with large workshop for the enthusiast, above which is a sizeable studio, with two balconies and bathroom that could be a generous apartment for staff. There is also a single garage/store. The front and side of the garden is bordered by the bluebell woods of Blackdown Park through which runs a stream with waterfall, which forms the eastern boundary. There is a fenced balcony eating area here designed to take full advantage of this pretty natural feature. In all about 0.84 acre (0.3 ha).

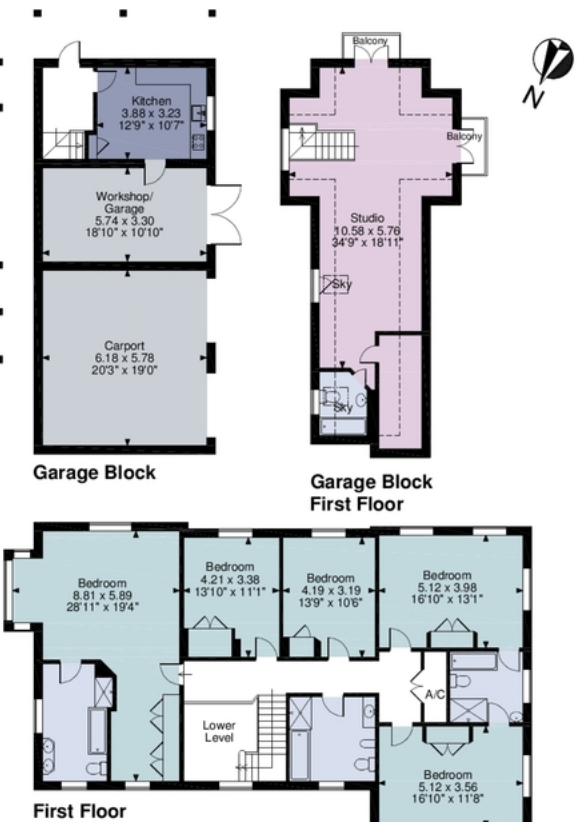




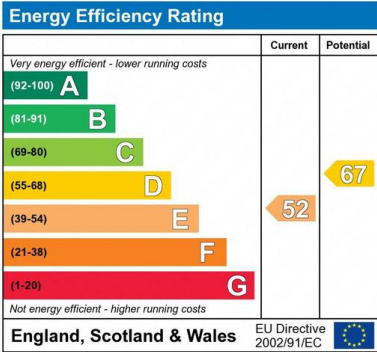


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Main House gross internal area = 3,786 sq ft / 352 sq m
Garage/Workshop & Carport gross internal area = 608 sq ft / 57 sq m
Garden Store gross internal area = 147 sq ft / 14 sq m
Studio gross internal area = 587 sq ft / 55 sq m
Balcony gross external area = 36 sq ft / 3 sq m
Total gross internal area = 5,128 sq ft / 476 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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