



# Durford Edge

Durford Wood, Petersfield, Hampshire, GU31 5AW



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**Guide Price £3,950,000**

Durford Edge is a magnificent Arts and Crafts family home set in secluded grounds in excess of 10 acres and boasting over 8,000 sq ft of well proportioned accommodation with the most wonderful southerly views.

- Fully renovated period home
- Historic Gertrude Jekyll designed garden
- Contemporary interiors with a high quality finish
- Six well proportioned reception rooms
- Six double bedrooms in main house (two en suite)
- Significant secondary accommodation with four bedrooms
- Gardens and grounds in excess of 10 acres
  - Spectacular pond
  - Extensive garaging



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# Main House & Grounds

Located on the prestigious Durford Wood Estate, this stunning home and extensive gardens were designed by Inigo Triggs and Gertrude Jekyll (<https://t.ly/nTMCy>) in 1923 - one of the most important British Landscape Designers of the 20th century. Durford Edge, along with The Hollow, has been sympathetically refurbished throughout by the current owners with the emphasis on light and space. The house retains many of its original ideas and features and has been thoughtfully designed with the principal rooms at the rear of the property, maximizing its wonderful position and far reaching views. The attractive frontage with porch leads to the entrance hall in the centre of the house. The room proportions, light and views are evident immediately. The dining room with stone fireplace and beamed ceiling, as well as the study enjoy southerly views over the garden. The triple aspect drawing room is a fine room with open fireplace, large oak bay window and French doors to the rear terrace. There is also a separate sitting room. At the other end of the hall is the guest shower room and a large kitchen breakfast family room with further access to the garden. There is an extensive range of contemporary fitted eye and base level cupboards and drawers, integrated appliances, very impressive central island with breakfast seating area, and a large wifi enabled

American fridge freezer. A door leads to the large utility room with built in appliances and plentiful storage space. Beyond the kitchen, a hallway leads through to a versatile reception room with a guest bedroom above. From the main entrance hallway, the beautiful solid oak staircase with large feature window leads to the first floor which links all the well proportioned bedrooms. The principal bedroom suite with triple aspect and large oak window is a memorable room with ample space for a dressing area if required. The en suite comprises of twin wash basins, extra large shower and free standing bath. There are four further bedrooms and two further bathrooms (one en suite). The spectacular grounds provide a wonderful setting for the house and were developed as a natural garden with woodland walks. To the west of the house is a smaller designed private garden, which certainly demonstrates the Gertrude Jekyll influence. Immediately to the south of the property is an attractive stone paved terrace with far reaching southerly views across the pond and over the gardens. To the front of the property is a flat lawn area as well as a long gated driveway that leads to the double garage, single garage and access to a small basement area.





# The Hollow

In addition to the main house there is The Hollow, a beautifully refurbished detached building with a large open plan kitchen, reception room and elevated dining area.



This generous space also has access to the covered patio area, terrace, decking area and pond beyond. There are four bedrooms and three bathrooms (two en suite).











# Location

Durford Wood is a highly sought after, private residential estate made up of a number of substantial houses in large private plots, situated just 2 miles north of Petersfield.

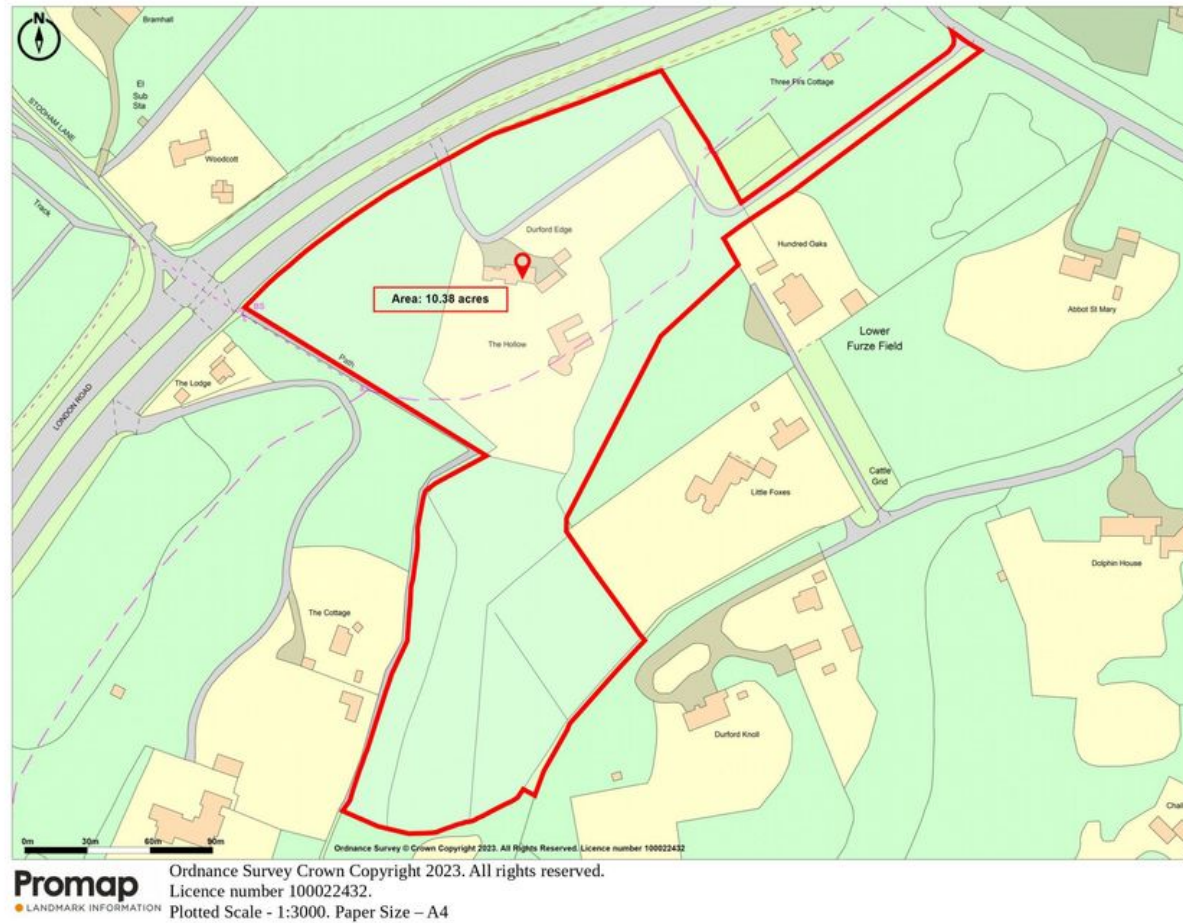
Petersfield is a quintessential old market town, set in the picturesque South Downs National Park and offers a comprehensive range of shopping, sporting and leisure facilities. There is a mainline station offering a frequent service from Portsmouth to London Waterloo with journey times from 1hr 06 mins. The property is also conveniently located with easy access on to the A3 and national motorway network.

Schools in the area well regarded with Churchers College, Bedales, Ditcham Park, The Petersfield School amongst many others.



# Floorplans

Approximate Gross Internal Floor Area 4861 - 8423 sq ft





# Property Details

## Council Tax

Band = G

## Tenure

Freehold

## Services

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

Directions

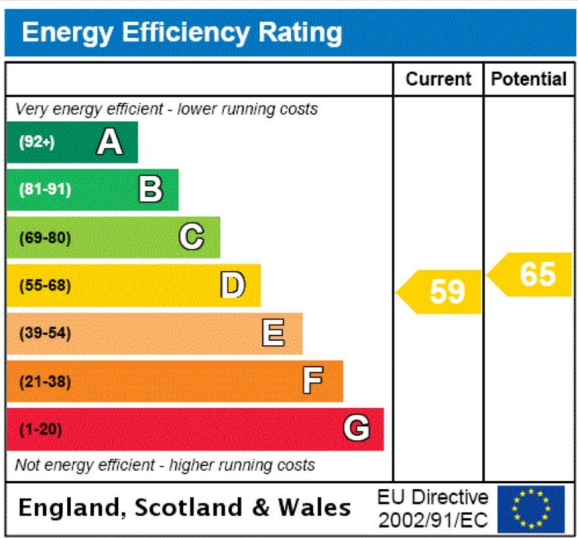
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## EPC

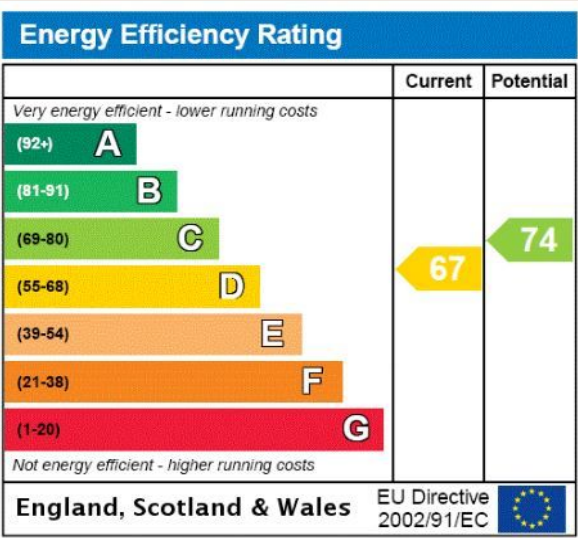
EPC Rating = D

MAIN HOUSE



EPC Rating = D

THE HOLLOW





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## Enquire



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## More Information



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