

TIMBERS

DURFOLD WOOD, PLAISTOW



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Fabulous contemporary home in a pleasant rural location.

Mileages

- Plaistow: 1.7 miles • Dunsfold: 2.6 miles • Cranleigh: 7.8 miles
• Haslemere 8.5 miles • Godalming: 9.4 miles • Guildford: 14 miles
• London 47 miles
(All mileages are approximate)

Contemporary family home in a peaceful setting

Open plan kitchen and living area

Mezzanine study

Master bedroom suite

Three further bedrooms (all en suite)

Ground floor shower room

Beautiful south west facing gardens

Double garage

Workshop/plant room

Savills Petworth

Exchange House, Petworth,
West Sussex, GU28 0BF

James Machell

james.machell@savills.com

01798 343111



savills.co.uk

Savills Guildford

244 – 246 High Street
Guildford, Surrey, GU1 3JF

Clive Moon

cmoon@savills.com

01483 796820





Description

Timbers was designed and constructed in 2008 in partnership with Oakrights, the renowned oak framed specialists. The property represents a superb and extremely comfortable, energy efficient modern family home designed with 21st century living in mind.

The property boasts many eco-friendly credentials and has been carefully designed with excellent attention to detail evident throughout. An air source heat pump supplies underfloor heating/hot water upstairs and downstairs, increasing the efficiency of this innovative property.

Accessed via a private no through road, Timbers is set behind electric wooden gates with a gravelled driveway leading to a large turning circle at the front of the house offering parking for multiple cars.

Upon entering the house via double oak doors, the spacious and light entrance hall leads into an open plan living/dining room which in turn leads to a striking, vaulted drawing room with exposed timbers and a central wood burning stove. The ground floor in its entirety is ideal for entertaining with French doors from all rooms leading out onto the terrace, while it is equally well arranged for family living.

The kitchen, with separate utility/ boot room, has solid oak units with black granite work tops and integrated appliances. There is a central island and breakfast bar with rising extractor fan and a gas and electric hob.

A German, precision-engineered staircase rises to the first floor comprising four excellent bedrooms each with en suite shower rooms with the master ensuite also featuring a free-standing bath. Furthermore, in addition to extensive wardrobe space, a hidden door gives access to a mezzanine study area which overlooks the vaulted sitting room.

The grounds extend to circa 1.3 acres and are mainly laid to lawn with mature trees, flowering borders and shrubs. The garden backs onto woodland to the rear and has laurel hedging to the front affording total privacy.

There is an integral double garage and workshop/plant room which can also be accessed via the main house via the utility room.



Situation

Located on the Surrey/West Sussex borders, Durfold Wood is a tranquil private road surrounded by woodland. The nearby village of Plaistow provides a convenience shop, a post office, church, a pub and a primary school. A more extensive range of shopping and amenities may be found at Cranleigh, Godalming and Haslemere, whilst at Guildford and Chichester there is a full range of shopping, leisure and cultural amenities.

The A281 and A283 roads provide links with the A3 at Milford or Guildford for London, the M25 and the major airports. Main line rail connections are available at Haslemere, Witley, Godalming and Billingshurst offering journey times to London from approximately 46 minutes. The area benefits from a wide selection of schools including Plaistow and Kirdford Primary schools, Cranleigh, King Edward's, St Catherine's and Charterhouse. Recreational opportunities include local golf courses and sport and leisure centres at Cranleigh, Godalming and Haslemere.

The surrounding countryside offers miles of footpaths and bridleways for walking and riding directly from the house.

Tenure

Freehold

Services

Mains water as well as well water for irrigation purposes. Mains electricity and drainage. Air source heating.

Postal Address

Timbers, Durfold Wood, Plaistow, West Sussex, RH14 0PN.

Important Notice

Photographs taken May 2018.

Local Authority

Chichester District Council – 01243 785 166

Fixtures & Fittings

Certain fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



FLOORPLANS

Gross Internal Area (approx) = 294.4 sq m / 3169 sq ft
Garage = 31.9 sq m / 343 sq ft (Excluding Void)
Total = 326.3 sq m / 3512 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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