



# Family home located in a private residential estate

**Tanglewood, Durfold Wood, Plaistow**

Freehold

**savills**



Kitchen/breakfast room • Utility/boot room • Sitting room • Dining/family room • Master bedroom suite • 4 further bedrooms (one en suite) • Family bathroom • Garage • Gym and study • Gardens

### Description

Built during the 1970s, Tanglewood represents a very comfortable family home which was extended and remodeled substantially in 2006.

The property is approached via a private gated entrance leading to the front of the property offering a large parking area in front of the double garage. There is also an area of lawn at the front bordered by a post and rail fence.

On entering the property, there is a spacious entrance hall from which the principal reception rooms stem. Overlooking the front lawn is the breakfast room which in turn leads to the contemporary style kitchen with integrated units.

To the rear are the dining/family room and the substantial sitting room both of which overlook the rear garden with doors that lead onto the terrace.

As part of the refurbishment, the double garage was constructed with access provided to it directly from the house. Within the structure of the garage is a room to the rear currently in use as a home office with views across the rear garden.

To the first floor, are five bedrooms, two of which are ensuite. As part of the addition of the garage addition in 2006, a master suite was created above which features a walk in dressing room off the bedroom leading to a superb ensuite shower room.

The rear garden is east facing and is a real feature of the property. The terrace leads to a deceptively large rear garden mainly laid to lawn surrounded by hedging providing screening on all sides and featuring abundant flower beds and mature trees.







### **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 services available

### **Energy Performance**

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

### **Viewing**

Strictly by appointment with Savills.

**Tanglewood, Durfold Wood, Plaistow, Billingshurst, RH14 0PL**  
**Approximate Floor Area** 297.1 sq m / 3198 sq ft (Including Garage)



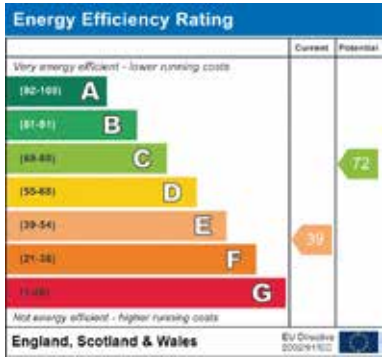
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