



Impeccable family home boasting beautiful grounds

The Dell, Durford Wood, Petersfield, GU31 5AS

Freehold

savills

6 Bedrooms • 4 Bathrooms • 5 Reception rooms
• Orangery • Double Garage incorporating Guest Suite
above • Landscaped grounds set in 5.36 acres within a
Private Estate

The Property

Built originally in the early 1980s, with later additions, The Dell represents a substantial family home that is immaculate in its presentation both internally and externally, enjoying superb views to the South Downs from an extensive plot within this prestigious private estate.

Approached via a wrought iron gated entrance into a large gravelled driveway providing extensive parking, the house sits towards the top of its plot enjoying a south east orientation from the rear.

Internally, the property has been extended and modernised to a high standard throughout and extends to over 5,400sq ft (excluding garaging). Many of the principle reception rooms enjoy the views across the garden including the kitchen with its adjoining orangery. The ground floor benefits from a large games room which combines as a well-arranged cinema room, in turn leading to a further reception room which could be used as a home office or changed to a second kitchen or large utility room and the double garage beyond with a superb guest suite above with independent access, which has the potential to be separated to create secondary accommodation.

To the first floor, are five double bedrooms, two ensuite, and a separate family bathroom. The principle suite enjoys a large dressing room giving access to a shared balcony. Many of the bedrooms feature built-in wardrobes and all of the bathrooms are beautifully fitted.





Gardens and Grounds

A major feature of the property are the landscaped grounds which extend to 5.36 acres and offer an excellent combination of manicured lawns, beautifully stocked flower beds, mature trees and woodland within an undulating plot that gently slopes away from the house affording fabulous views. Furthermore, the grounds offer great privacy and enjoy a wonderful orientation and they are beautifully maintained throughout.

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 itself 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.

The property is also conveniently located with easy access on to the A3 and national motorway network. The choice of schools in the area is fantastic with Churchers College, Bedales and Highfield all within a short drive.





Tenure

Freehold

Energy Performance

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

Services

Mains water and electricity with private sewerage and oil-fired central heating.

Note – Planning permission has been granted for further extension to the main house, further details available on request

Viewing

Strictly by appointment with Savills.





The Dell, Durford Wood, Petersfield, GU31 5AS
Approximate Area 502.4 sq m / 5408 sq ft
Garage 32.3 sq m / 348 sq ft
Outbuildings 40.3 sq m / 434 sq ft
Total 575 sq m / 6190 sq ft
Including Limited Use Area (8.8 sq m / 95 sq ft)



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