



Woodland Cottage | Durfold Wood | West Sussex | RH14 0PL





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£725,000 GUIDE PRICE

A wonderful opportunity to purchase this private detached house and double garage set in over an acre with a plethora of mature plants and trees. In need of updating and remedial works, it is a great opportunity to transform it into the home of your dreams.



There is a large, enclosed porch which leads into a generous hallway with a double fitted cupboard and provides access to the ground floor living space that includes a lounge, dining room, kitchen, utility, boiler room, family room, downstairs shower room, staircase to the first floor.

The lounge is double aspect providing plenty of natural light and has a log burner, leading through to the dining room which benefits from a door leading out to the rear of the property. The large family room also has a log burner and sliding double glazed doors providing access to the front. From here there is access to a convenient downstairs shower room.



The kitchen looks out to the rear garden and is fitted with base and eye level units and work surfaces. Appliances include a double oven, electric hob with extractor over, integrated dishwasher and fridge, there is space for an Aga/Rayburn. From here is the utility with a sink, base units, wall units and space for a washing machine, tumble drier and freezer, a door leads to a small boiler room.



The stairwell leads to the large first-floor landing and access to all four bedrooms and family bathroom. Bedroom one is double aspect with door off to an en-suite bathroom. The property is approached via a long private driveway, with parking for several vehicles and leading to a double garage with power & light. All set within over an acre of mature garden including two sheds, a greenhouse and coal bunkers.

Durfold Wood is a small and peaceful residential development between the villages of Plaistow and Dunsfold and is surrounded by woodland with access to footpaths and bridleways. It is conveniently situated for easy travel to London, from either Witley, Haslemere or Godalming railway stations

Services: Electricity, oil, water and mains drainage are currently connected to the property.

EPC RATING= E
COUNCIL TAX = G
SERVICE CHARGE =
£140pa



*"We'll make you
feel at home..."*



Managing Director:
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
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Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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