

HILL CLEMENTS

www.hillclements.com

WOODLANDS GLADE

Durfold Wood, Plaistow, Billingshurst, West Sussex, RH14 0PL

Quietly situated in a rural setting on the Surrey/Sussex border between Dunsfold and Plaistow, a 1960's built detached bungalow with scope for modernisation and extension or redevelopment (subject to planning), set in 0.30 acre backing onto woodland.



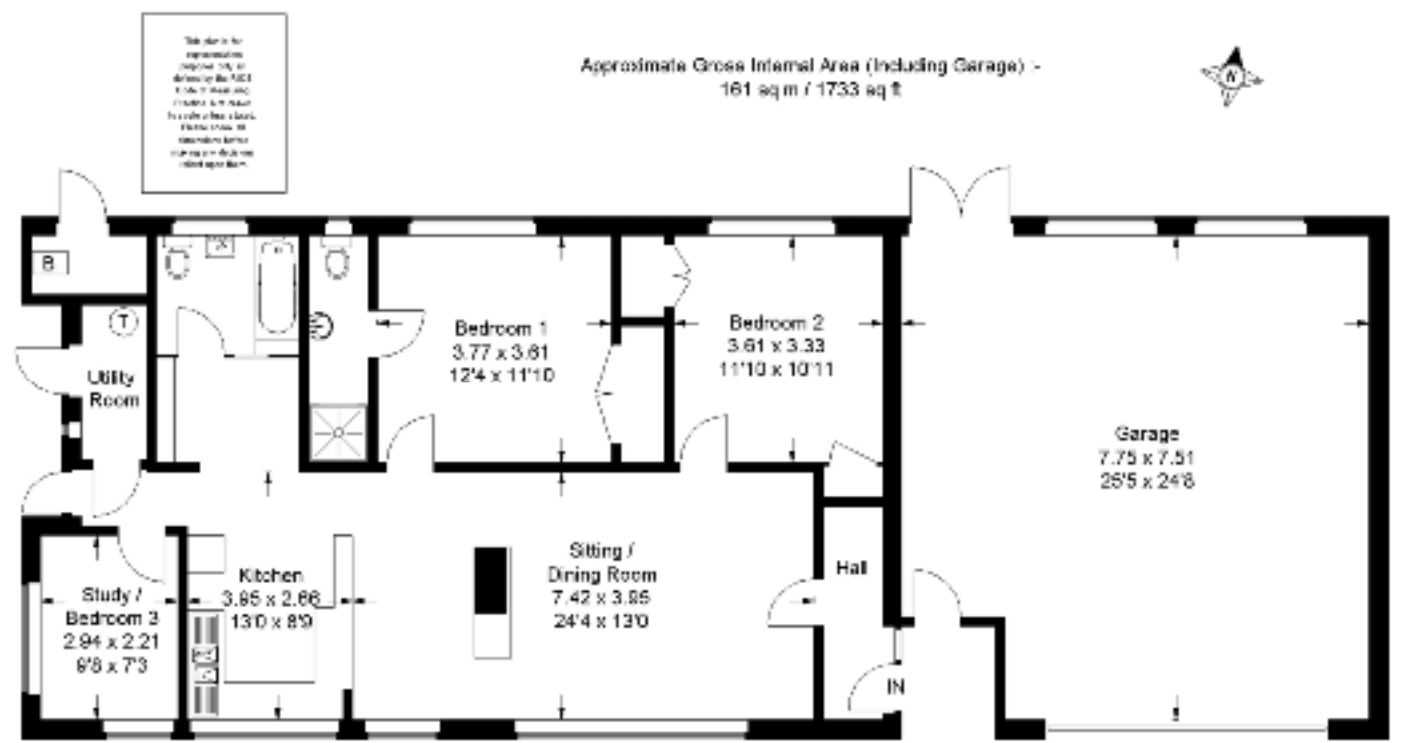
**2/3 BEDROOMS: EN SUITE SHOWER ROOM: BATHROOM: HALL: OPEN PLAN SITTING ROOM/
DINING ROOM WITH KITCHEN: STUDY/BEDROOM 3: UTILITY ROOM: BOILER ROOM: DOUBLE
GLAZING: OIL-FIRED HEATING: LARGE INTEGRAL DOUBLE GARAGE: BOILER ROOM:
SECLUDED GARDEN OF ABOUT 0.30 ACRE BACKING ONTO WOODLAND**

Plaistow – 1 mile. Dunsfold – 2.5 miles. Chiddingfold – 3 miles. Cranleigh – 6 miles.
Haslemere (Waterloo 55 minutes) – 7 miles. Guildford – 12.5 miles.

PRICE GUIDE: £425,000 FREEHOLD

Situation Durfold Wood is a private road of individual houses and bungalows in a peaceful woodland setting adjoining the Surrey/Sussex county boundary, just 2.5 miles south of Dunsfold. Within one mile, there is a local shop in the picturesque village of Plaistow and more extensive amenities in Cranleigh and Billingshurst. For commuters, Haslemere main line station is 7 miles with a fast train service to Waterloo in 55 minutes.

Description Woodlands Glade was built in about 1961 with elevations of brick under a tiled roof. In recent years, the windows have been replaced with double glazed units and a large integral double garage has been added. The bungalow is now in need of modernisation and offers scope for enlargement by the conversion of the garage or by further extension, subject to planning. Alternatively, the site which extends to 0.30 acre, is ideal for redevelopment (s.t.p.).



Directions From Guildford, take the A281 Horsham road for about 7 miles and, after passing Smithbrook Kilns on the left, turn right into Barrihurst Road. At the T-junction, turn right into Dunsfold Road and continue for just over 1 mile. Turn left, signposted Dunsfold and continue for 0.9 mile to the village centre. From here, proceed straight on for about 0.8 mile and turn left, signposted Plaistow. Continue for 1.5 miles passing Durfold Farm and Fisher Lane on the right. After a further 0.5 mile, the entrance to Durfold Wood will be seen on the right and Woodlands Glade is the fourth property on the right. (Post code: RH14 0PL)



MISREPRESENTATION ACT - THESE PARTICULARS ARE FOR GUIDANCE ONLY AND DO NOT FORM ANY PART OF ANY CONTRACT