Windfallwood Cottage

Windfallwood Common, Haslemere, Surrey

STRUTT & PARKER

BNP PARIBAS GROUP

A beautifully styled detached cottage, with separate annexe, gym and double garage set in beautiful countryside

A charming cottage with versatile outbuildings including a beautifully converted barn, double garage and a separate gym with shower facilities. Set within delightful gardens featuring a wildflower meadow, pond and mature planting, the property also benefits from generous covered storage and extensive parking to the front.

- **4 RECEPTION ROOMS**
- **4 BEDROOMS**
- **5 BATHROOMS**
- **DOUBLE GARAGE/ ANNEXE**
- **0.6 ACRES**
- **FREEHOLD**
- **RURAL**
- **3,811 SQ FT**
- **GUIDE PRICE £1,995,000**

The property

Windfallwood Cottage is a beautifully presented detached home, set behind electric gates and brimming with character and thoughtful design. A welcoming entrance with wood burning stove sets the tone, leading down to a bright living room with doors opening to the garden and through to a striking glass and timber framed dining room — a wonderful space for entertaining.

The adjoining utility area, currently housing an electric AGA, connects effortlessly to a superb kitchen fitted with Neptune cabinetry and Lavastone worktops. A comprehensive range of Siemens, Neff and Smeg appliances complements the space, while a generous central island and fully opening doors draw in an abundance of natural light and create seamless access to the garden. The ground floor also offers a shower room, family room and a cosy home office.

Upstairs, there are four well proportioned bedrooms showcasing exceptional craftsmanship. The principal suite enjoys separate 'his and hers' dressing areas, bedroom two benefits from its own dressing space and en suite, and a stylish family bathroom serves the remaining rooms.

Outside

In addition to the main house, there are three further outbuildings offering exceptional versatility. A beautifully converted barn provides a reception area, kitchen and shower room on the ground floor, with an impressive open-plan space above — currently arranged as an office but equally suited as a bedroom or studio. A second building is presently configured as a double garage with space for two vehicles, yet offers flexibility for alternative uses, while a separate detached building serves as a well-equipped gym complete with shower facilities.

To the rear, the gardens of Windfallwood Cottage are a delight for keen gardeners, featuring a wildflower meadow, mature shrubs, a pond and practical potting sheds. There is also generous covered outdoor storage behind the garage and converted barn. To the front, extensive driveway parking comfortably accommodates multiple vehicles.

Location

Lurgashall is set in the heart of the South Downs National Park, just below Black Down, the highest point in Sussex. The village centres around its cricket green, ancient church and the popular Noah's Ark pub, with a village shop and Post Office for everyday needs, while more extensive amenities can be found in Midhurst, Petworth and Haslemere.

Petworth, just six miles to the south, is home to the magnificent Petworth House and its 700 acre deer park, alongside an excellent selection of antique shops, boutiques and restaurants. Despite its rural setting, the area is well connected, with fast rail services from Haslemere to London Waterloo from around 49 minutes, excellent local schools and renowned sporting and leisure facilities at Goodwood Estate and Cowdray Estate.

Distances

- Haslemere 4.4 miles
- Midhurst 5.5 miles
- Petworth 6.6 miles

Nearby Stations

- Haslemere 5.2 miles

Key Locations

- South Downs National Park
- Petworth House & Estate
- Blackdown
- Cowdray

Nearby Schools

- St. Ives
- Woolmer HIll School
- Highfield & Brookham
- Churcher's College

Approximate Floor Area = 214 sq m / 2304 sq ft
Outbuilding = 140 sq m / 1507 sq ft
Total = 354.1 sq m / 3811 sq ft

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Floorplans

House internal area 2,304 sq ft (214 sq m)
Outbuilding area 1,507 sq ft (140 sq m)
Total 3,811 sq ft (354.1 sq m)
For identification purposes only.

Directions

GU27 3BX

what3words: ///drifting.wrenching.rotation - down the track, first house on the left.

General

Local Authority: Chichester District Council

Services: Mains water and electricity. Oil fired central heating. Private drainage which we believe complies with the current regulations.

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Band G

EPC Rating: E

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