

Willow Barn

Kirdford, West Sussex

Privately available







Willow Barn

Plaistow Road, Kirdford, West Sussex

A beautiful barn conversion
in an unspoilt rural position.

Kirdford 1.5 miles, Plaistow 2 miles, Billingshurst 7 miles (London Victoria 70 minutes), Petworth 8 miles

Haslemere 9 miles (London Waterloo 56 minutes), Witley 11 miles (London Waterloo 55 minutes)

Guildford 17 miles, Chichester 22 miles, London 51 miles

(All distances and times are approximate)

Accommodation

Vaulted entrance/dining hallway | Sitting room | Study/bedroom 4 | Kitchen/breakfast/family room | Cloakroom

Principal bedroom with dressing room and en-suite bathroom | Two further bedrooms | Family bathroom

Detached double garage | Garden store | Tractor shed

Gardens and Grounds

In all approximately 7.791 acres



Haslemere

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Situation

Willow Barn occupies a prime rural position on the fringes of Kirdford village and surrounded by stunning West Sussex countryside. Kirdford is a quintessential West Sussex village, located to the west of Wisborough Green and south of Plaistow. The village is within easy reach of the town of Billingshurst, which has frequent rail links to London Victoria. Also nearby are the village of Witley and the town of Haslemere, both of which offer mainline services to London Waterloo.

Kirdford has an excellent village shop, as well as a thriving public house, Foresters and a restaurant, The Half Moon.

More comprehensive shopping facilities are available in the nearby towns of Petworth and Pulborough, while a wider range of facilities is available in the cathedral city of Chichester and the county town of Guildford, accessed easily via the A285 and the A283/A3.

Sporting facilities are superb, with racing at Goodwood and Fontwell, polo at Cowdray and sailing off the south coast of Chichester, with golf at the well-known West Sussex course at Pulborough as well as Goodwood and Cowdray.

One of the special elements of this stunning rural location is the wonderful array of footpaths and bridleways that the immediate countryside has to offer.



Willow Barn

The property was converted to residential use in 1999, incorporating several old farm buildings together with a beautiful Sussex barn to provide a beautiful country house set well in its own grounds. The property conversion was carried out by Mariners Builders to an exceptionally high standard, with the property benefitting from double-glazed windows and underfloor heating throughout.

Willow Barn has recently been the subject of an extensive renovation and extension project, adding to the eastern wing a stunning vaulted sitting room leading directly off a beautiful bespoke kitchen. This addition really completes

the property and provides exceptional living space, fitting perfectly the needs of the modern family.

Another stand-out feature and real highlight of the house is the creation of the new master bedroom suite in the west wing which provides a good-sized dressing room and immaculate en-suite bathroom to the ground floor, allowing the guest bedrooms to be completely self-contained on the first floor of the old barn.

The real highlight of Willow Barn, as one might expect of a barn conversion, is the glazed dining atrium at the heart of the house. This space boasts full property height windows to

the north and south which allow the property to be flooded with natural light throughout the day.

Outside

The property is accessed off the Plaistow Road, leading in turn to a brick paved courtyard and turning circle to the front, which is bounded by mature hedging and established shrub borders. This courtyard then continues around the property to the east and, on becoming a gravel driveway, opens up to the rear with a gravel turning area and the double garage and garden store beyond.





Directly to the south of the property is a new flagstone courtyard with a barbeque and entertaining area at its heart, which, enclosed by the east and west wings, is a wonderfully sheltered courtyard garden, providing a sun trap and a beautiful place to sit year round. The remainder of the land leads directly off the south of the property and is mainly composed of grassland with established fencing and some wonderful mature specimen trees. By intelligent use of planting and landscaping, the eye is naturally drawn over the

formal gardens to the grassland and paddock, separated by the picturesque Caleb's Brook, and beyond to the stunning West Sussex countryside.

Services

We are advised by our clients that the property has mains water and electricity, private drainage and oil-fired central heating.

EPC

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Local Authority

Chichester District Council – 01243 785 166

Directions (RH14 0JY)

From London take the A3 south. Having passed Guildford, exit at Milford and take the A283 towards Haslemere and Petworth. Continue through Witley and Chiddingfold and after passing the Haslemere turning on the right, take the next left and follow through Shillingee and Plaistow, heading south on the Plaistow road towards Kirdford. Willow barn will then be found on the left after about 1.5 miles.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area

2359 sq ft / 219.2 sq m

Outbuildings: 561 sq ft / 52.1 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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