Seymours

Plaistow, Billingshurst, RH14

Approximate Area = 2314 sq ft / 214.9 sq m
Limited Use Area(s) = 245 sq ft / 22.7 sq m
Garage = 304 sq ft / 28.2 sq m
Outbuilding = 209 sq ft / 19.4 sq m
Total = 3072 sq ft / 285.3 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1263821



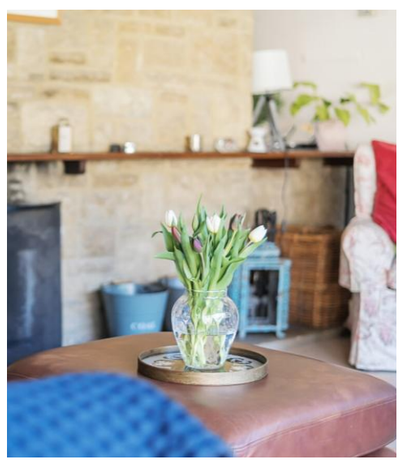
Bradstones, Durfold Wood, Plaistow, RH14 0PN

£675,000 Freehold

Nestled within the serene and highly sought-after setting of a private road, this beautifully presented detached residence offers a rare opportunity to acquire a spacious family home on a generously proportioned plot. Boasting five well-appointed bedrooms, multiple reception areas, and a stunning garden, this exceptional property seamlessly blends comfort, style, and practicality—making it an ideal choice for growing families or those seeking refined living in a peaceful environment.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
5	3	E	3072	8.4 miles	Band G	Advised £140 pa	N/A





Services - The property has mains water, electricity, oil fired central heating to radiators and mains drainage.
Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £2,750 PCM.
Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.
Viewing - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.

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Your property partner for life

Upon stepping into the entrance hall, you are immediately greeted by an overwhelming sense of space and light, setting the tone for the rest of the home. The ground floor is thoughtfully designed to accommodate both everyday living and entertaining. The heart of the home is the contemporary fitted kitchen and breakfast room, complete with sleek cabinetry, high-end appliances, and ample workspace, catering to both culinary enthusiasts and casual family dining. Adjacent to the kitchen, a separate utility room provides additional storage and functionality.

The interconnecting reception rooms offer a seamless flow, allowing for versatile usage to suit a variety of lifestyles. Whether hosting guests in the formal lounge, enjoying cozy family time, or creating a dedicated dining space, the layout provides endless possibilities. Large windows and doors allow natural light to flood the living areas, further enhancing the sense of openness.

The ground floor also hosts three spacious double bedrooms, each offering a comfortable retreat with generous proportions. A modern family bathroom, finished to a high standard, serves these bedrooms. Additionally, a dedicated office space provides the perfect environment for remote working or study, catering to today's flexible work-from-home lifestyle.

Ascending to the first floor, two further generously sized double bedrooms offer a peaceful escape, both benefitting from ample storage and charming views of the surrounding greenery. A second well-appointed bathroom on this level adds further convenience.

One of the true highlights of this home is its expansive private rear garden. Beautifully landscaped and meticulously maintained, this outdoor sanctuary provides the perfect setting for relaxation, entertainment, and outdoor dining. Whether enjoying a morning coffee on the patio, hosting summer barbecues, or watching children play on the lush lawn, the garden offers a versatile space to be enjoyed throughout the seasons.

A standout feature of the property is the detached cabin/home office, an invaluable addition that can serve as a dedicated workspace, a creative studio, a games room, or even a home cinema—tailored to suit the needs of its new owners.

*Please note that residents contribute to the maintenance of the private road, with an annual fee of approximately £140.



For added convenience, the home benefits from a detached double garage and a spacious driveway, offering ample parking for multiple vehicles.

Positioned on a peaceful and well-maintained private road, residents enjoy an exclusive lifestyle with enhanced privacy and a true sense of community. Despite its tranquil setting, the property remains within easy reach of local amenities, schools, and transport links, ensuring convenience without compromising on serenity.

This stunning home presents a rare opportunity to acquire a well-proportioned and beautifully maintained property in an enviable location. With its blend of space, style, and practicality, this home is ready to welcome its next owners.









