



**Manesty Cottage, The Green, Fernhurst, Surrey GU27 3HY**  
**Surrey**



## MANESTY COTTAGE, THE GREEN FERNHURST GU27 3HY

Attractive late Victorian  
cottage

Close to village green and  
recreation ground

Ground floor bedroom 4

Stunning  
kitchen/breakfast/dining  
room

Cloakroom & boot room

Quiet central village location

Three first floor bedrooms

Family bathroom and  
shower room

Sitting room and study

Glorious south easterly  
facing garden



### THE PROPERTY

**An attractive late Victorian  
cottage nestled in a quiet lane in  
the heart of the popular village  
of Fernhurst, adjacent to the  
picturesque village green.**

Manesty Cottage was built around 1880, and enjoys a tucked away location just off the picturesque village green, which is surrounded by a handful of charming, characterful period homes and the village pub, The Red Lion.

The cottage has the perfect blend of character, features and feel, offering stylish modern living with adaptable and flexible accommodation. The property was enlarged in 2021 by the current owners, and this has created a light filled kitchen/breakfast/dining room, beautiful oak flooring and doors opening onto the terrace and gardens. Elsewhere on the ground floor there is a double aspect sitting room with fireplace and woodburner, study, fourth bedroom, shower room, separate cloakroom and boot room. On the first floor the master bedroom enjoys the stunning views and a selection of built-in wardrobes. Bedrooms two and three also have built-in wardrobes, and there is a family bathroom. The property has gas central heating and double glazing throughout.





## GARDENS AND GROUNDS

Manesty Cottage is presented by its driveway leading to the attached garage which has light and power with the roof extending over the covered entrance area. The garden wraps around the three remaining sides of the cottage, with an established screening hedge to the front and the L-shaped rear garden having a broad paved terrace on two sides, leading onto the well maintained level lawns, bordering the garden are well stocked flower and shrub borders and directly outside the dining room is a large paved terrace, perfect for outside dining. The area enjoys an excellent degree of privacy and a south easterly aspect.

## SITUATION

Surrounded by beautiful countryside on the Surrey/West Sussex border and within the South Downs National Park, Fernhurst offers day to day amenities as well as the opportunity for scenic walks and riding. There is a newsagent / general store, greengrocer, chemist, hairdresser, doctors surgery, primary school and village hall. The Red Lion, a popular public house overlooks the village green and close by are the Kings Arms and Duke of Cumberland at Henley. Nearby Haslemere provides a comprehensive range of shops, boutiques, coffee houses, restaurants, public houses as well as M&S Food Hall, Waitrose, Tesco, Costa and Space NK. The main line station offers fast and frequent services into London Waterloo from 49 minutes. There is a good selection of state and private schools for all ages in the area. To the south, Midhurst provides shops and amenities for most day-to-day needs. Polo and golf can be enjoyed at Cowdray Park and Goodwood Racecourse and Goodwood House - home of the world famous Festival of Speed and Revival motoring events - are within easy reach.

Fernhurst Primary School 0.7 miles  
 Fernhurst Village Centre amenities 0.1 miles  
 Haslemere High Street 3.4 miles  
 Haslemere Main line station 3.7 miles  
 Midhurst 5.1 miles

All distances approximate



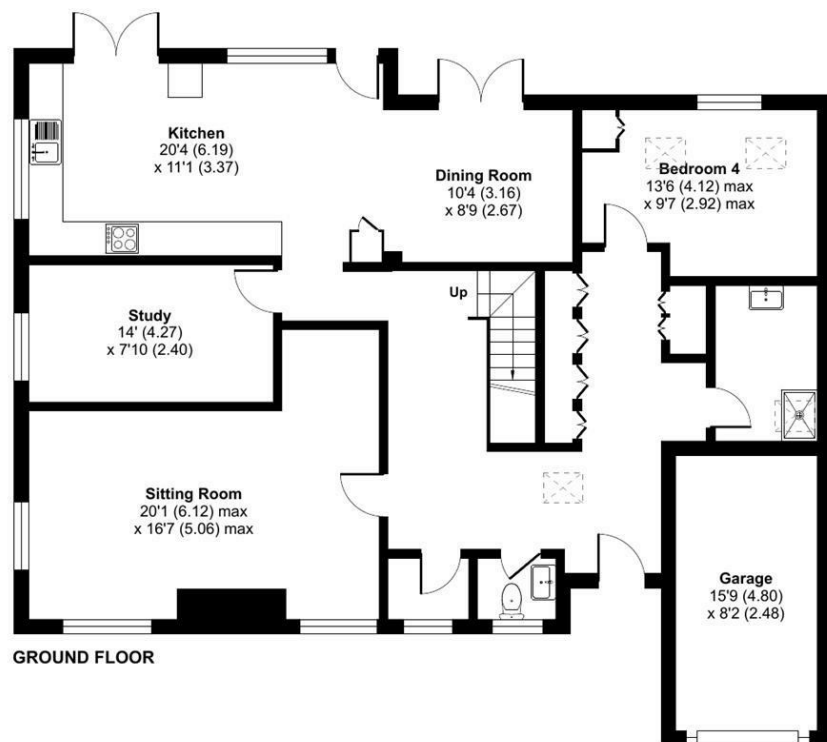
## The Green, Fernhurst, GU27

Approximate Area = 1821 sq ft / 169.2 sq m

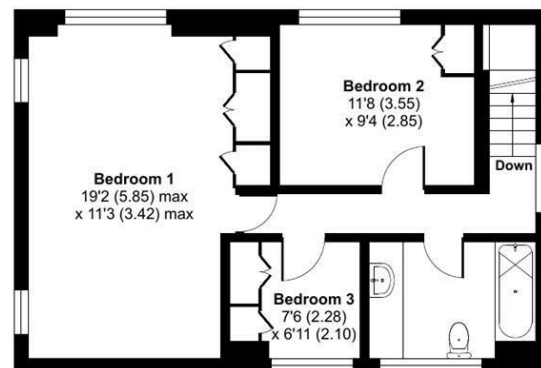
Garage = 128 sq ft / 11.9 sq m

Total = 1949 sq ft / 181.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for Clarke Gammon. REF: 1283237

### LOCAL AUTHORITY

Chichester

### COUNCIL TAX

Band G

### SERVICES

Mains water, electricity, mains drainage  
gas central heating

20th May 2025

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### CG HASLEMERE OFFICE

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### AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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