

Vanfold, Van Common, Fernhurst, West Sussex

Privately Available





An **attractive Grade II listed** family house on the edge of this highly sought-after village.

Summary of accommodation

Main House

Entrance lobby | Reception hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Cloakroom
Principal bedroom with en suite bathroom | Guest bedroom en suite | Three further bedrooms | Shower room

Guest cottage/studio

Entrance lobby | Open-plan sitting room/kitchen | Two bedrooms | Bathroom | WC

Detached garage with space for four cars | Garden store | Wine store | Electric car charging point

Swimming pool | Tennis court | Sun terraces | Formal lawns

Gardens and grounds

In all about 2.1 acres

Distances

Fernhurst village centre 0.5 miles, Haslemere 3.5 miles (London Waterloo from 52 minutes), Midhurst 5.5 miles, Petworth 10.5 miles
Guildford 17 miles (London Waterloo from 35 minutes), Chichester 19 miles, London 48 miles
(All distances and times are approximate)



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Situation

Vanfold occupies a private and secluded setting on the edge of the village of Fernhurst within the South Downs National park. The village provides a number of local shops, a post office, church, primary school, doctors' surgery, village hall, and a highly regarded public house, The Red Lion. The picturesque village green creates the quintessential English setting. More comprehensive shopping facilities are available in the nearby towns of Haslemere, Midhurst, Petworth and Petersfield.

Communications in the area are excellent, with London being approximately 48 miles away and with the A3 giving access to the south coast, the M25 and Gatwick, Heathrow and Southampton airports.

Sporting facilities are superb, with racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester. For the arts, the Festival Theatre in Chichester together with the concert hall in Guildford are also within easy reach.





Within the area there is an excellent range of preparatory and senior schools including Ditcham Park, Churcher's and Bedales at Petersfield, Westbourne House at Chichester, Seaford College near Petworth, Highfield and Brookham at Liphook and Amesbury and St Edmund's at Hindhead. Other schools include Charterhouse at Godalming, King Edwards in Witley and Cranleigh School.

Vanfold

An attractive Grade II Listed family house, we understand Vanfold dates back in part to the mid 1700s. Vanfold has been updated and remodelled by our clients in order to create the stunning family home we see today. The house retains much of its character and charm from its former years, with an attractive clay tile roof and bargate stone elevations. The substantial extension, which was added approximately 40 years ago, was built in a sympathetic and considerate manner, complementing the existing property. Period features include exposed oak beams, attractive leaded light windows and the wonderful inglenook fireplace in the main drawing room.



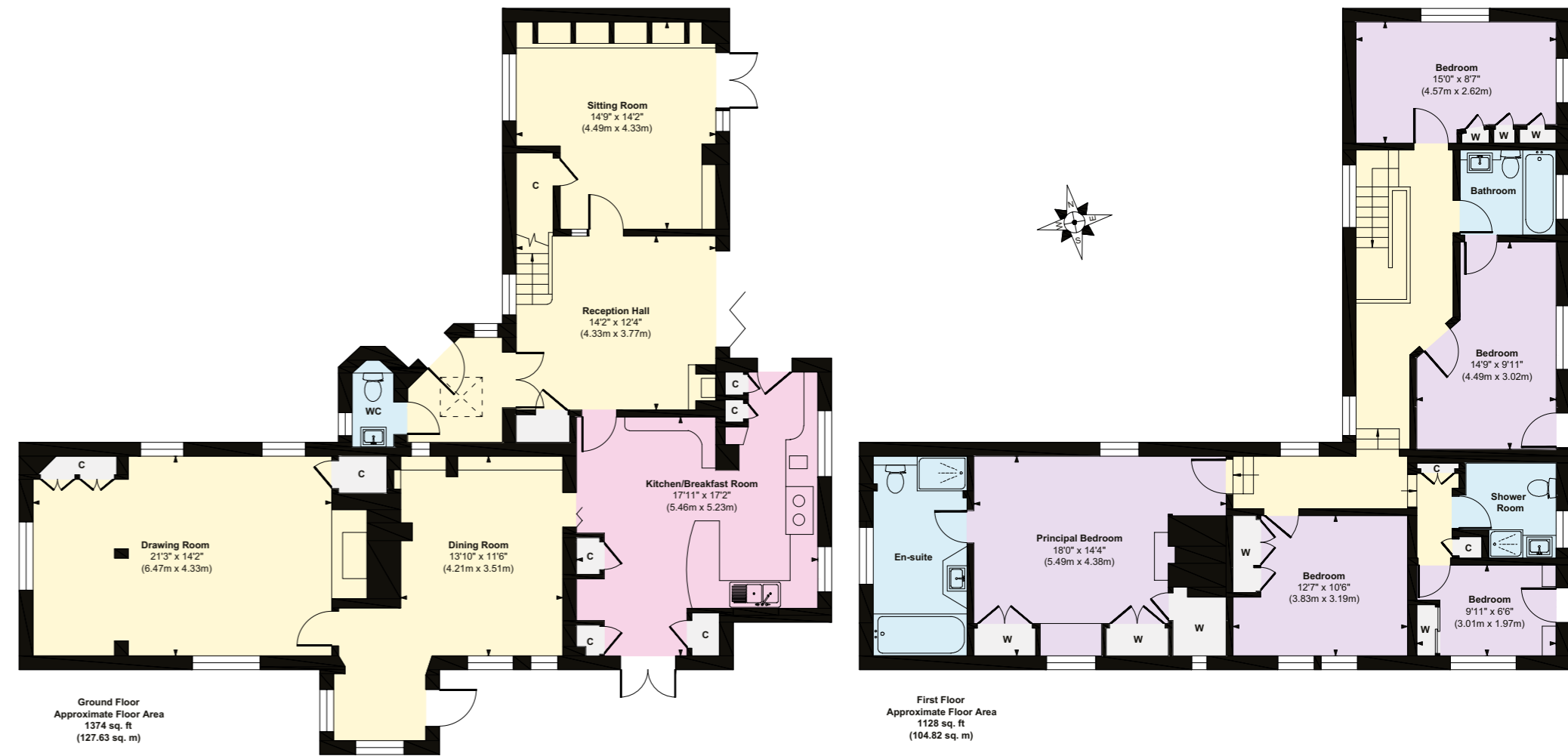
To the ground floor, Vanfold offers well-proportioned reception rooms and, due to the central position of the house within the grounds, they all benefit from a delightful outlook over the private gardens and grounds surrounding. To the first floor, the property offers a substantial principal bedroom with an en suite bathroom, a guest suite and three further bedrooms and a shower room.



Vanfold

Approximate Gross Internal Floor Area
4331 sq ft / 402.40 sq m
(Including Guest Cottage / Outbuildings)

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.





Gardens and Grounds

Vanfold is approached via a private lane onto sweeping driveway which culminates in a parking area in front of the house. The garage block is easily accessed from this area, which not only provides space for four cars but also has an attached garden store and temperature-controlled wine room.

The gardens are kept beautifully and principally laid to lawn; edged and interspersed with some superb mature shrubs and trees. The gardens and terraces can also be accessed directly off the reception hall, the dining room, sitting room and the kitchen/breakfast room, which allows for a wonderful flow between inside and out over the summer months. To the rear of the property there is a well-maintained tennis court and generous swimming pool with a large south-facing sun terrace adjoining the two; a great place to entertain and enjoy the stunning rural surroundings.





The Annexe/Studio



The Annexe/Studio

The annexe is an outstanding feature of Vanfold. Originally an artist's studio, it was rebuilt in 2001 in a sympathetic manner in order to complement the main house and retains some original features. This space provides an excellent self-contained two-bedroom guest cottage, with its own boiler wi-fi and telephone line, but would equally serve well as a yoga studio or play/party space for older children.

Services

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

Directions (GU27 3NW)

What3Words: worth.staples.chosen

Viewings

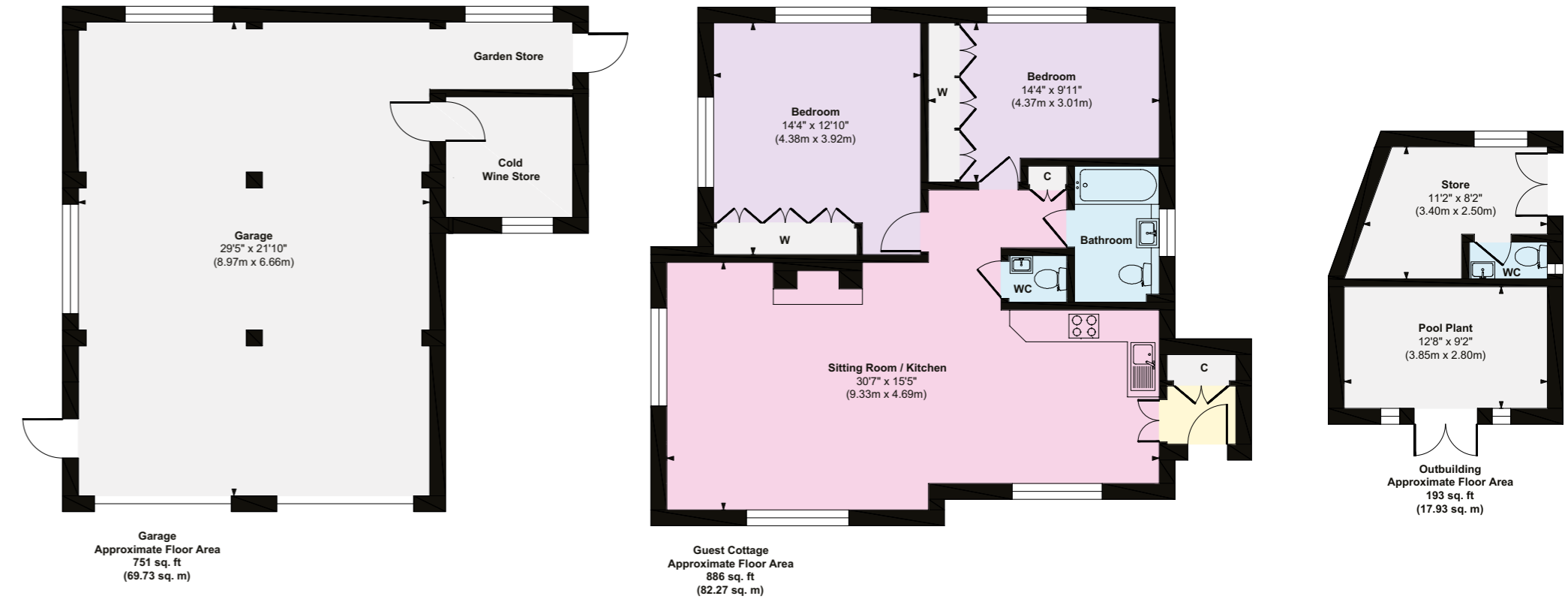
All viewings are strictly by prior appointment with the sole selling agent.



The Annexe/Studio

Outbuildings and The Annexe/Studio

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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.

Property information

Tenure: Freehold

Local Authority: Chichester District Council and South Downs National Park Authority

Council Tax: Band H

EPC Ratings: Vanfold – E, Annexe/Studio – C



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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Particulars dated May 2024. Photographs and videos dated April and May 2024.

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