



HOME FARM

Fernhurst, West Sussex



AN ATTRACTIVE GRADE II LISTED FAMILY HOUSE

On the edge of this highly sought-after village.

Summary of accommodation

Main House: Entrance hallway | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Utility/boot room | Cloakroom

Principal bedroom with bath | Four further bedrooms (one en suite) | Family bathroom

Home Farm Annexe: Sitting room/kitchen | Bedroom | Bathroom

Barn: Garage | Workshop | Machinery store | Agricultural barn

Sun terraces | Formal lawns | Kitchen garden | Paddocks

Gardens and grounds

In all about 5.23 acres

A further parcel of land of about 6.79 acres with a field shelter featuring two stables
and a tack room may be available by separate negotiation

Distances: Fernhurst village green 0.7 miles, Haslemere 4 miles (London Waterloo from 52 minutes), Midhurst 6 miles
Petworth 8.5 miles, Guildford 18 miles (London Waterloo from 35 minutes), Chichester 19 miles, London 48 miles
(All distances and times are approximate)

FERNHURST

Home Farm 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 Edward's in Witley and Cranleigh School.

HOME FARM

An attractive Grade II listed family house, we understand Home Farm dates back to about 1450 at its oldest part, with further significant additions, including the kitchen, added in the mid-18th Century. Much modernised and updated during our clients' ownership, the property benefits from many period features that one would expect of a property of this era, including exposed beams, some beautiful old brickwork and with much of the old house being built in local stone and brick under a clay-tile roof.



To the ground floor is a wonderful through-flow of reception spaces, incorporating two principal reception rooms. Both reception rooms offer good ceiling heights and period fireplaces, with an open fire to the drawing room, while the sitting room in turn features a log burning stove in a stunning old hearth.

The kitchen breakfast room is also a real highlight of the property, with the windows here looking out over the surrounding formal gardens to the paddocks beyond. Home Farm benefits from excellent flexibility of accommodation, with three bedrooms on the first floor, while to the ground floor is a self-contained bedroom suite, perfect for an au pair or older visiting relatives.





THE BARN

Located off the courtyard to the front of the property, the barn at Home Farm benefits from garaging and two secure stores to the ground floor, while to the first floor is the self-contained annexe/guest flat which is currently let out on an assured shorthold tenancy. This annexe is perfect to provide either an income for the property, or indeed for additional spillover accommodation. Please note the annexe currently pays council tax and is metered separately for electricity.

GARDENS AND GROUNDS

Home Farm is accessed via an old farm gate into a gravelled courtyard providing parking for numerous cars. To the rear of the property, the main house is bounded by sun terraces and formal lawns, with established shrub borders and a kitchen garden. Beyond this and separated from the main gardens via a post-and-rail fence, is the paddock, currently used for grazing, with the whole property being bounded by mature trees allowing for great privacy.

Across the farm lane from the main house is a secondary area of land which is currently used for the grazing of horses and has historically been used to graze sheep. Here lies the agricultural barn, currently used for storage.

To the south of this land is Lot 2, available by separate negotiation, which features a field shelter with two stables and a tack room. This parcel of land benefits from two separate entrances onto the public highway, one off the farm track opposite the main house, while the secondary access leads directly onto Miggs Lane.



PROPERTY INFORMATION

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

Tenure: Freehold

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

Council Tax: Home Farm: Band G, Annexe: Band A

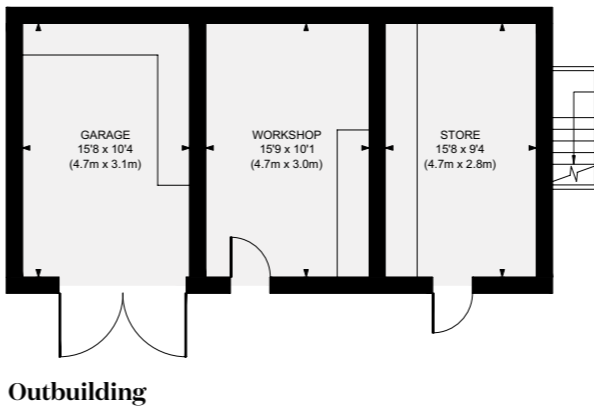
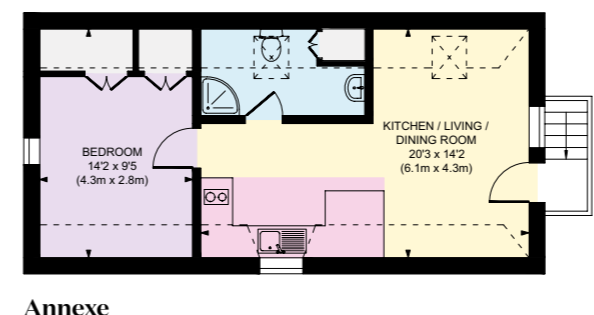
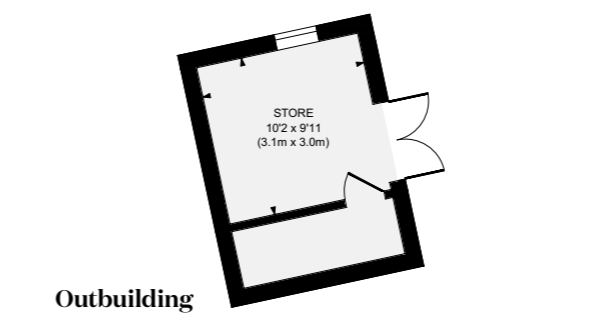
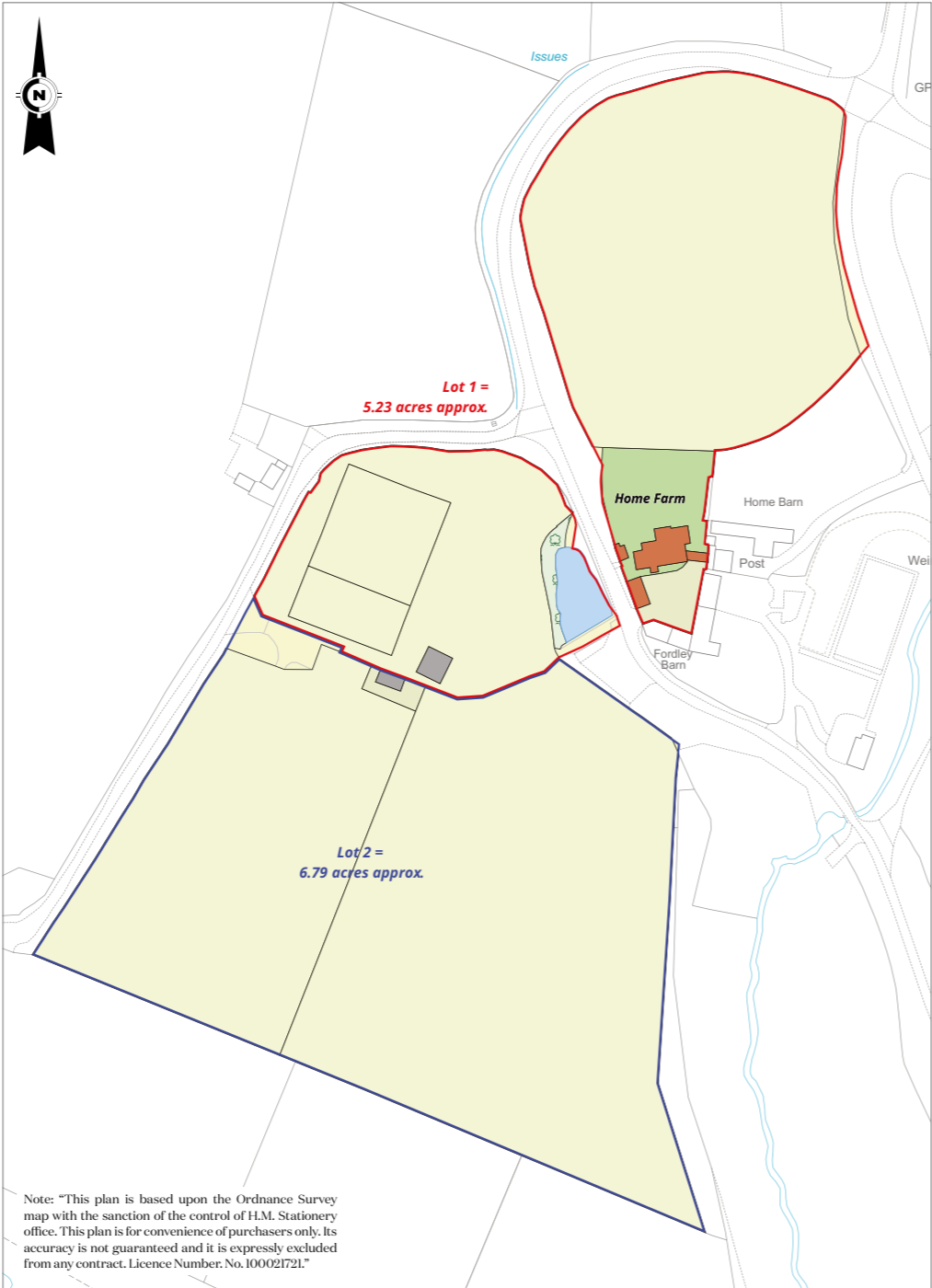
EPC Ratings: Home Farm: E, Annexe: D

Tenure: Freehold

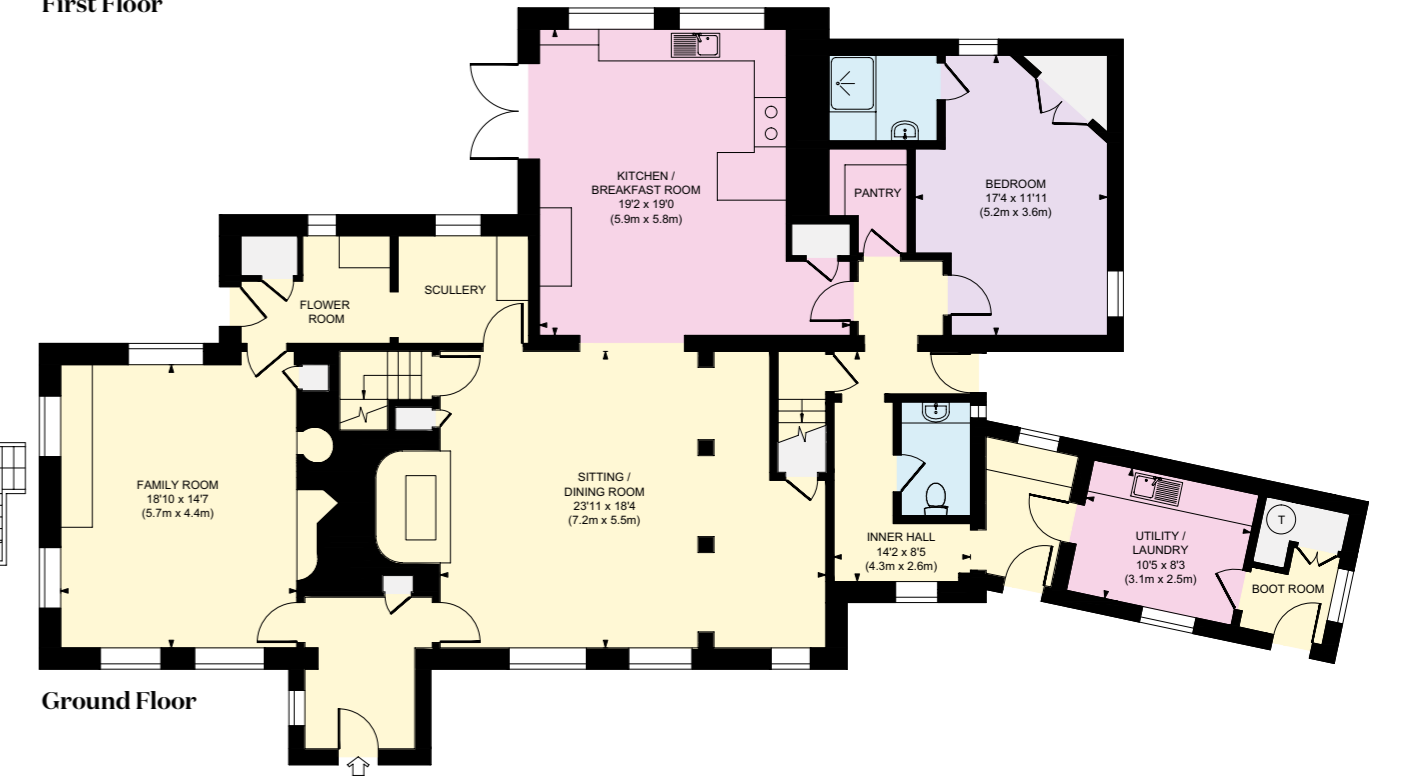
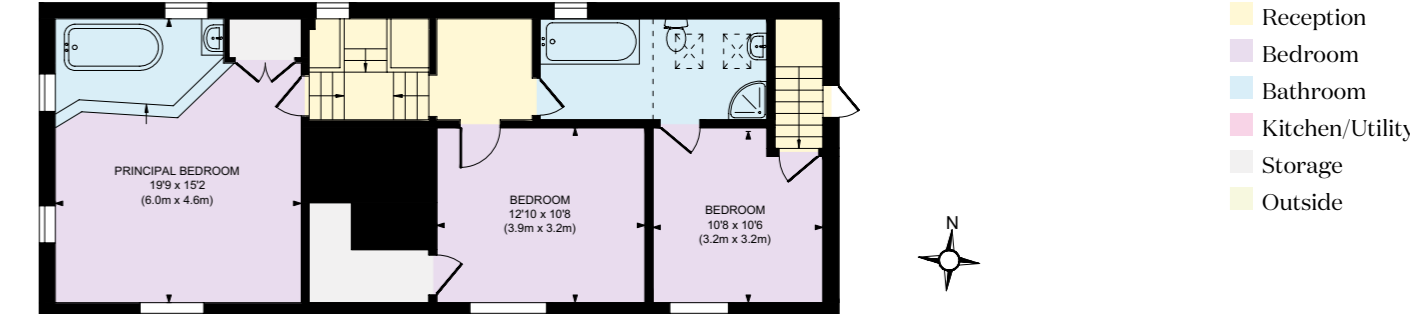
Directions: (GU27 3JF)

What3Words: flitting.stilleto.playfully

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



Approximate Gross Internal Area =
Main House 2836 sq. ft / 263.49 sq. m
Annexe 748 sq. ft / 69.47 sq. m
Outbuilding 142 sq. ft / 13.17 sq. m
Garage 162 sq. ft / 15.05 sq. m
Total 3888 sq. ft / 361.18 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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