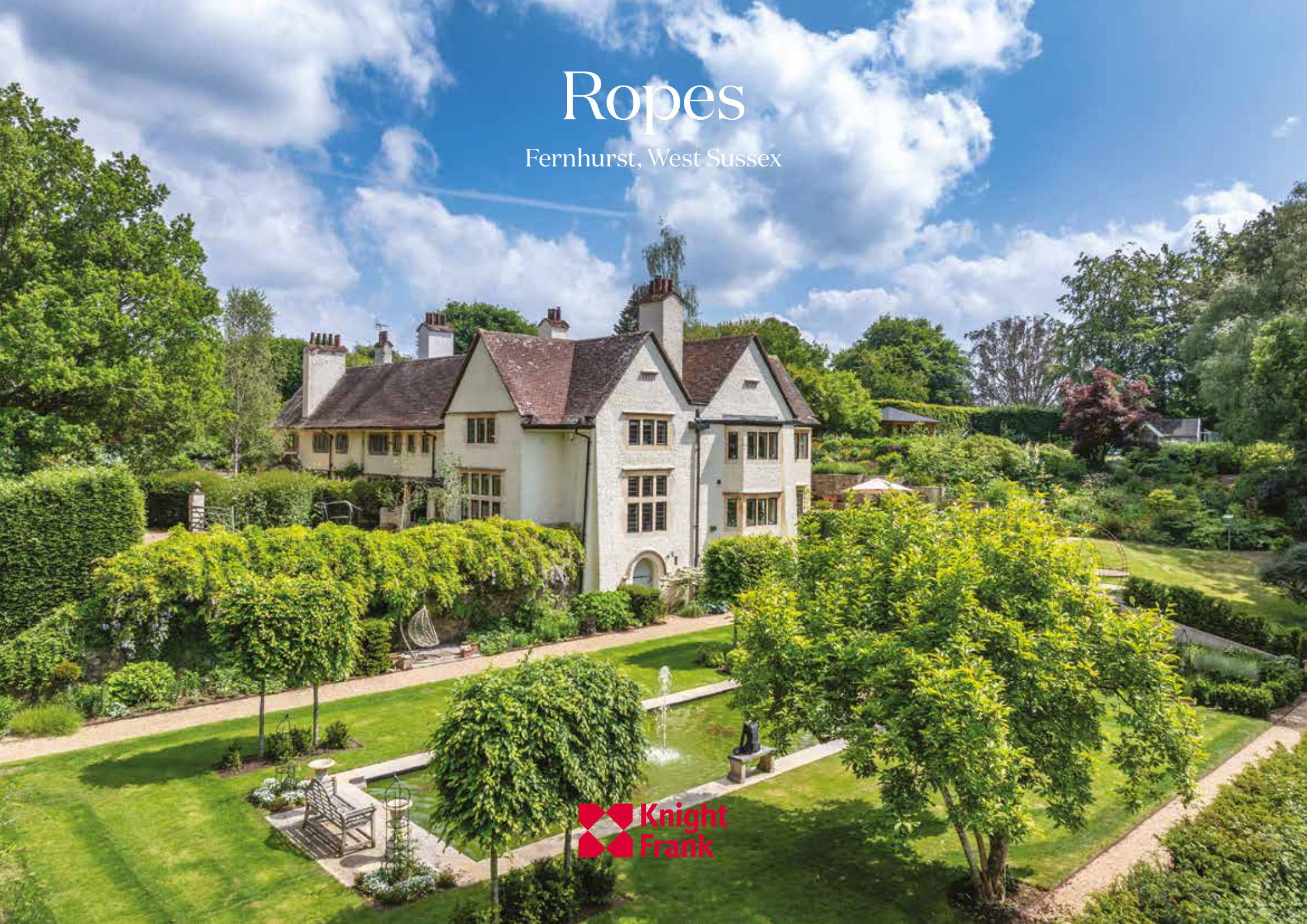


Ropes

Fernhurst, West Sussex





An exceptional wing of a country house by eminent architect Charles Voysey on the edge of Fernhurst village

Fernhurst village centre 1 mile, Haslemere 4 miles (London Waterloo 56 minutes), Midhurst 5.5 miles, Petworth 10 miles
Guildford 17 miles (London Waterloo 35 minutes), Chichester 19 miles, London 48 miles
(All distances and times are approximate)

		
5	4	3

Summary of accommodation

Entrance hall | Drawing and dining room | Study | Kitchen/breakfast/family room | Pantry | Utility room | Boot room | Cloakroom

Principal bedroom suite | Four further bedrooms (two have bathrooms en suite) | Family bathroom

Lower ground floor: Gym and sauna

Office/studio with WC

Garage block: Double open bay | Garage | Loft storage

‘The Pub’ | Two greenhouses | Three garden stores | Chicken coop

Gardens and grounds in all approximately 1.31 acres

Situation

Ropes occupies a private and quiet position on the edge of the much sought-after village of Fernhurst on the Surrey/West Sussex borders, an unspoilt area of Outstanding Natural Beauty within the South Downs National Park. Fernhurst provides a selection of shops, a church, primary school, doctors’ surgery, green grocers, café, active village hall and the Red Lion pub. The picturesque village green creates the quintessential English setting and is a hive of activity; there are tennis, football, and cricket clubs in addition to the various activities occurring throughout the year.

More comprehensive shopping facilities are available in the nearby towns of Haslemere, Midhurst and Petworth, as well as the county town of Guildford, which is easily accessed via the A3. Haslemere mainline station, which is a short drive away, provides services into London Waterloo in approximately 56 minutes. Within the area there is an excellent range of schools, including: St Edmund’s and Amesbury at Hindhead, St Ives in Haslemere, Brookham and Highfield at Liphook, as well as Bedales and Churcher’s College in Petersfield, and Seaford College in East Lavington, south Petworth.

Communications in the area are excellent, with London being approximately 48 miles away and the A3 giving access to the south coast, the M25 and Gatwick, Heathrow and Southampton airports. The sports and cultural offerings are superb, with racing at Fontwell and Goodwood, with the famous Goodwood festivals, polo at Cowdray Park, golf at Midhurst, Liphook and Pulborough and sailing off the south coast at Chichester. The Festival Theatre in Chichester, together with Yvonne Arnaud Theatre in Guildford, are within easy reach.

One of the key benefits of this delightful West Sussex village is the wonderful array of footpaths and bridle paths that the surrounding countryside has to offer. There are many and varying walks such as those up to Black Down on the outskirts of Haslemere, or taking-in the South Downs and vineyards, and there are shorter routes through nearby woodland.



Ropes

Ropes was designed as a detached country residence by the distinguished Arts and Crafts pioneering architect C.F.A. Voysey and built in 1901. Its architecture is classically Voysey – organic in how the house seamlessly blends with the surrounding topography, effortless in how it brings the surrounding gardens inside via large windows, and sincere in the deep sense on warmth and unpretentiousness within its walls, particularly of note are his trademark heart-shaped locks which abound throughout the house.

Besides being a house of prestigious architectural heritage, notably, the property was utilised as a home for evacuated boys during World War II; the 40 boys were known as ‘The Ropes Boys’ and were educated at The School House (now a private residence) on Fernhurst green.



The house of 2025 presents as a lovingly and painstakingly restored family home. Our clients were careful not to destabilise the Voysey ideals but brave enough to create a more singular identity for the house rather than a sister of its other half. The works completed were extensive and include remodelling, re-wiring, re-plumbing, a new boiler/heating system, a new kitchen (Neptune), replacement of all windows (replicas of previous but double-glazed), and the installation of wet underfloor heating throughout the ground floor.

Accommodation to the ground floor includes an outstanding drawing/dining room with sub-3 metre ceiling heights and features a bay window in which the dining table sits, extensive wood panelling, parquet flooring, and a wood burning stove. The kitchen/breakfast/family room is beautiful space which includes an electric AGA, a substantial island, plentiful storage throughout, a large bay window with built-in seat, and a separate pantry. Within this space is a sitting room with a wonderful dual aspect, a stone floor and enjoys direct access to the terrace and gardens beyond. Further to the ground floor is a study, a well-appointed boot room, utility and cloakroom.





To the first floor are five bedrooms in all. The principal suite occupies a significant portion of the house and comprises a substantial bedroom with a wonderful original fireplace with copper-surround, and a feature bathtub in the bay window; further are a well-proportioned dressing room with plantation shutters and dual aspect over the terrace and gardens, built-in storage and additionally benefits from access down a slight of steps to the terrace and gardens, also within the suite is an en suite shower room.

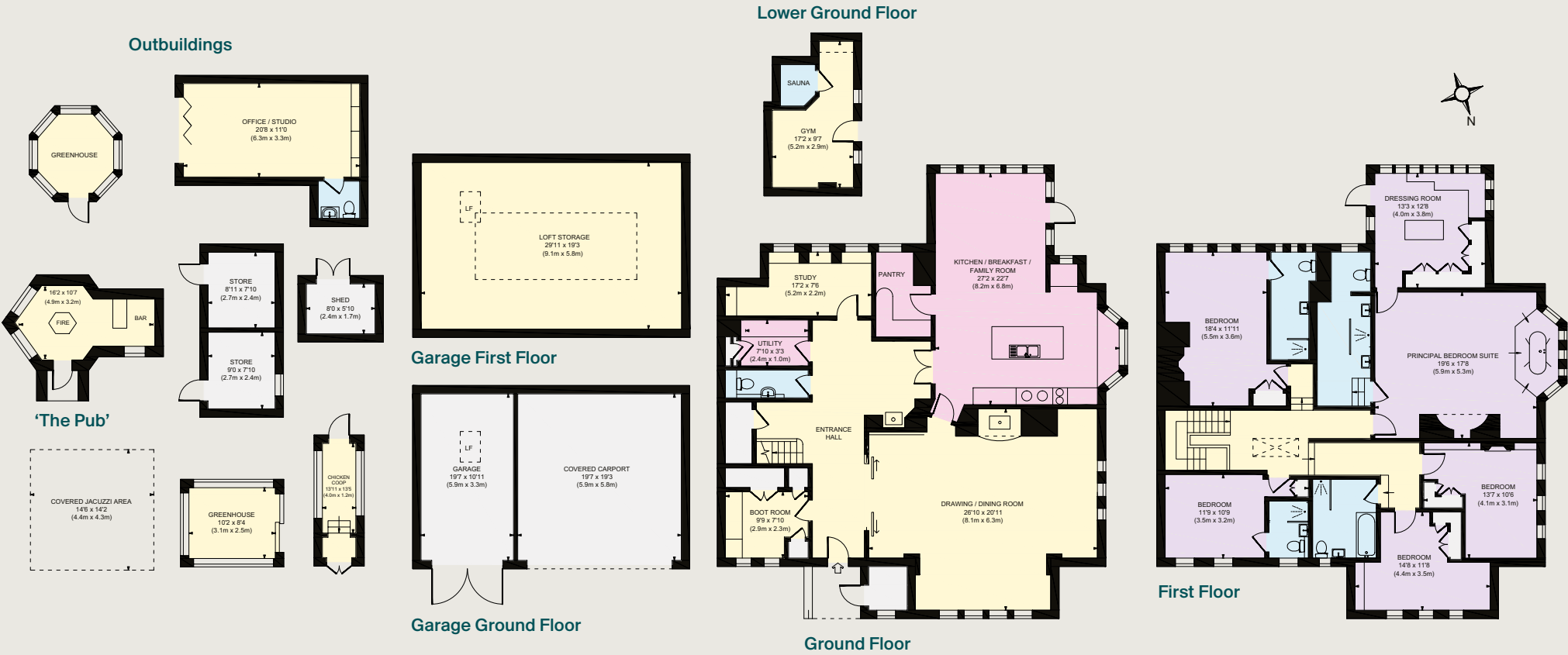
The four further bedrooms are all of good doubles, two of which have bathrooms en suite, and the majority enjoy built-in storage.

Integral to the house accessible from the middle garden is the gym and infra-red sauna; this versatile space is suitably placed for a work-out or quiet reflection.



FLOOR PLAN

Approximate Gross Internal Floor Area
Main House 3732 sq. ft / 346.78 sq. m
Garage / Ca rport 1189 sq. ft / 110.50
sq. m (Loft Storage Included)
Outbuildings 717 sq. ft / 66.59 sq. m
Total 5638 sq. ft / 523.87 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.

GARDENS & GROUNDS

Gardens and Grounds

Our clients created multiple 'rooms' within the grounds, whilst incorporating a seamless flow between them. Of particular note, the 'Middle garden' was designed by Gertrude Jekyll and features her signature lily pond, surrounding lawns, beautiful trees and formalised planting in shades of white, creams and greens. Further is a large lawned garden in a cottage/prairie garden style featuring tall grasses and herbaceous borders; on this level there is also the affectionately named 'Pub' which is a superb building centred around a raised fire/seating area, a brilliant spot for entertaining, and beyond are several garden stores. There is also a covered jacuzzi area.



Directly accessible from the main house is the superb west-facing and elevated Mediterranean terrace and garden, a conveniently located suntrap for al fresco entertaining. To the north of property there are further outbuildings which include the office/studio with a WC, and the large garage block. There is also an extensive kitchen garden featuring raised beds, a greenhouse, and octagonal potting shed, and lastly a large chicken run with coop is adjacent.



Property Information

Services
We are advised by our clients that the property has mains water and electricity, together with private drainage (shared with neighbours located within Ropes' curtilage, fully replaced in December 2024) and oil-fired central heating.

Tenure
Freehold

Local Authority
South Downs National Park Authority - 01730 814810
Chichester District Council - 01243 785 166

Council Tax
Band G

EPC Rating
D

Directions
Postcode: GU27 3JD
What3words: /// Head of the driveway: wolves.kinder.twins, House: waking.spirit.flown

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



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