

# Colliers Farm

Fernhurst, Haslemere, West Sussex





## A beautiful Grade II listed West Sussex farmhouse & barn with three guest cottages, set in about five acres of private grounds on the edge of Fernhurst village.

Fernhurst village centre 0.5 miles, Haslemere 3 miles (London Waterloo from 52 minutes)  
Midhurst 5 miles, Guildford 18 miles, London 52 miles  
(All distances and times are approximate)

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### Summary of accommodation

**Main House:** Entrance hall | Vaulted sitting room/kitchen | Family room | Dining room | Study | Snug | Utility room  
Laundry room | Cloakroom | Plant room | Boot room | Cellar

Principal bedroom and dressing room with en suite bathroom | Guest bedroom en suite | Four/five further bedrooms | Two family bathrooms

**Keepers Cottage:** Living room | Kitchen | Double Bedroom | Shower room | Garden and allocated parking

**Poachers Cottage:** Kitchen/living room | Double bedroom | Shower room | Garden and allocated parking | Shed

**Stone Barn:** Living room/kitchen | Two bedrooms | Shower room | Garden and parking

Tennis pavilion/garden room with WC | Garden shed

**Outside:** Sun terraces | Formal lawns | Paddocks | Woodland | Tennis court

In all about 4.8 acres

### Lot 2

Modern agricultural barn with versatile internal space including substantial mezzanine for storage | WC and various partitions

Grounds and paddock of about 1.23 acres

## Situation

Colliers 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 Highfield and Brookham at Liphook, Churcher's and Bedales at Petersfield, Westbourne House at Chichester, Seaford College near Petworth, and Amesbury and St Edmund's at Hindhead. Other schools include Charterhouse at Godalming, King Edward's in Witley and Cranleigh School.



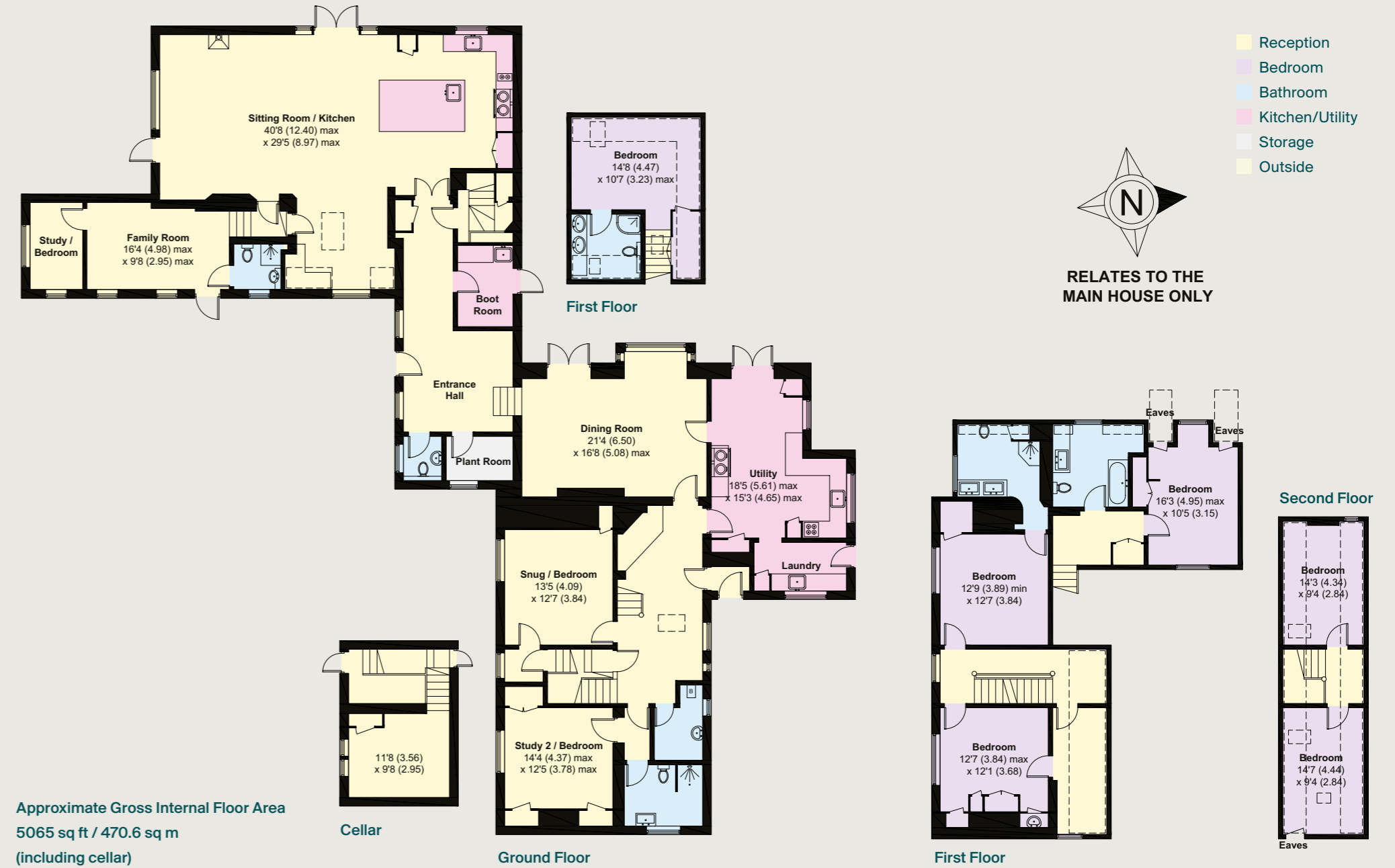
## Colliers Farm

Colliers Farm is approached via a tree-lined driveway leading to the main farmhouse, a beautifully restored stone-built property combining traditional charm with modern design. The main house has been opened into the old barn adjoining to provide a wonderful through-flow of accommodation, perfect for modern family living.

A real highlight of the property is the kitchen/breakfast/sitting room housed in the old barn, featuring vaulted ceilings with period beams, stone and brickwork, with a four oven AGA at its heart.

Key to the property is the number of rooms in both the barn and the house. These provide for excellent flexibility of accommodation and would serve equally well for additional reception spaces or bedrooms to suit the needs of the incoming purchaser.





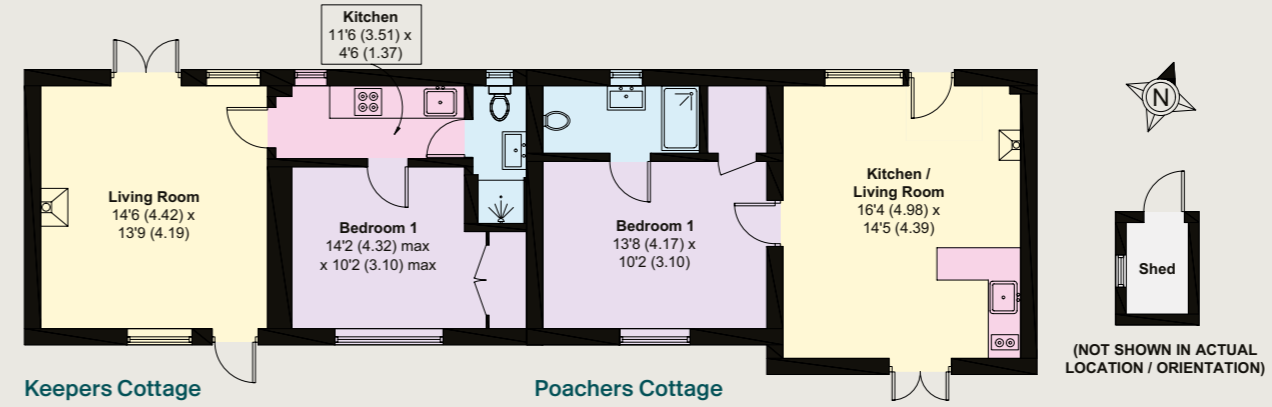
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



## Cottages and Lot 2

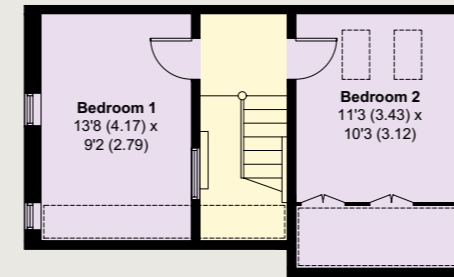
Outside, the three guest cottages provide ideal space for multi-generational living or a rental income if desired, each with their own garden and parking area.

Lot 2: The modern agricultural barn provides excellent space for car and machinery storage and is currently also used as a substantial home office.

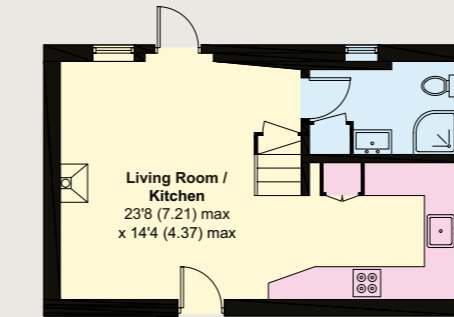


Keepers Cottage

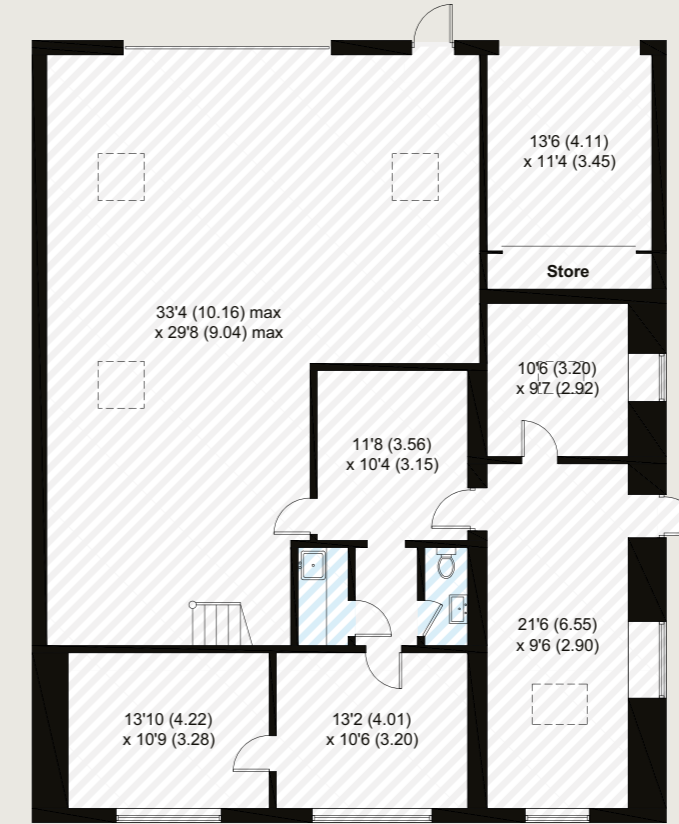
Poachers Cottage



Stone Barn First Floor



Stone Barn Ground Floor

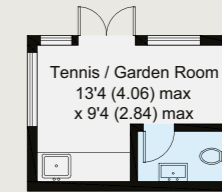


Lot 2 - Barn Ground Floor

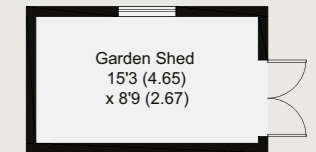
Approximate Gross Internal Area  
 Keepers Cottage = 439 sq ft / 40.8 sq m  
 Poachers Cottage = 457 sq ft / 42.5 sq m  
 Shed = 20 sq ft / 1.9 sq m  
 Stone Barn = 706 sq ft / 65.6 sq m  
 Tennis / Garden room = 124 sq ft / 11.5 sq m  
 Garden Shed = 132 sq ft / 12.3 sq m

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

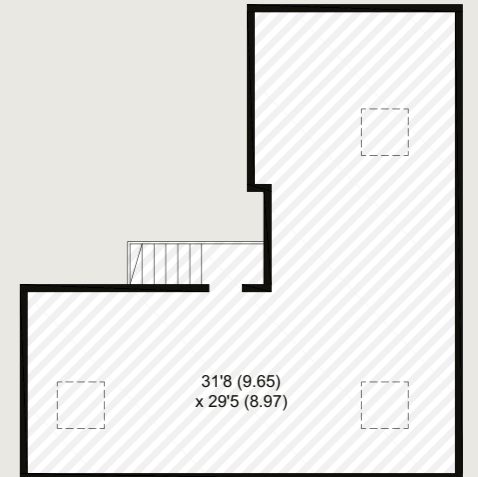
Lot 2  
 Barn = 2700 sq ft / 250.8 sq m



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Lot 2 - Barn First Floor





## Gardens and Grounds

The grounds surrounding the house are mainly laid to lawn with established shrub borders, with terracing and lawns leading west away from the house towards the tennis court and pavilion. Beyond the formal gardens, a stretch of deciduous woodland blends seamlessly with the grounds, while several acres of pasture offer excellent grazing for livestock or horses.

## Property information

**Directions:** GU27 3EX

**What3Words:** conjured.either.resemble – takes you to the head of the driveway.

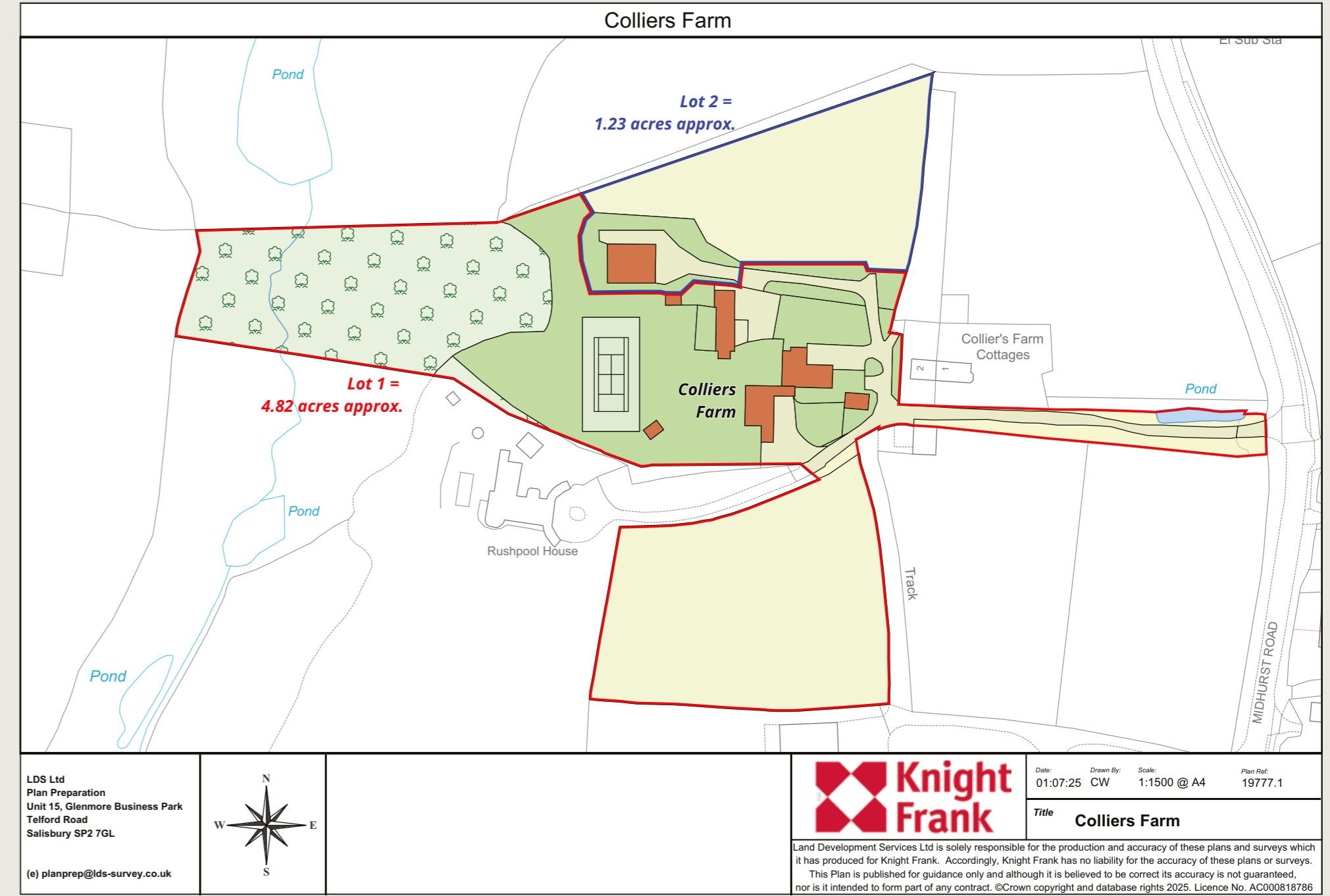
**Services:** We are advised by our clients that the principal house has mains water and electricity, mains drainage, ground source heat pump and mains gas central heating.

**Viewings:** All viewings are strictly by prior appointment with Knight Frank or House Partnership.

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

**Council Tax:** Band H

**Tenure:** Freehold







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