



THE BARN

Fernhurst, GU27



A SPACIOUS FAMILY HOME WITH FAR REACHING VIEWS

A beautiful period barn set in about three acres of private grounds on the edge of Fernhurst village.

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Local Authority: Chichester District Council
Council Tax band: H
Tenure: Freehold



THE BARN

The Barn is a deceptively spacious family home, set within approximately three acres of private grounds, and commanding far-reaching westerly views over its gardens, paddock and on towards the Milland Valley.

Well cared for over the years, the property benefits from large windows throughout and is flooded with natural light throughout the day.





At the heart of the house lies a kitchen/breakfast room. Featuring a traditional two-oven Aga and ample room for family dining, it opens directly into a snug and formal dining room, offering excellent entertaining space.

The principal reception areas are of excellent proportions and include a drawing room and a family room of similar size, offering an abundance of space for everyday use. Additional ground floor rooms include a study, a utility room, and sitting room.

Upstairs, the main bedroom enjoys far-reaching views and access to a private balcony, while two further double bedrooms feature views over the garden.





LOCATION

The Barn enjoys a prime location just south of Fernhurst village, within the South Downs National Park. The village offers everyday essentials including local shops, a post office, pub (The Red Lion), primary school, doctors' surgery, church, and a village green at its heart. Nearby towns—Haslemere, Midhurst, Petworth and Petersfield—provide wider amenities.

Transport links are excellent, with the A3 offering fast access to London (approx. 48 miles), the south coast, and major airports including Gatwick, Heathrow, and Southampton. Recreational opportunities abound, with racing at Goodwood, polo at Cowdray, sailing from Chichester Harbour, and theatres in Chichester and Guildford.

The area is renowned for its schools, including Highfield, Brookham, Churcher's, Bedales, Westbourne House, Seaford College, Amesbury, and St Edmund's. Senior options include Charterhouse, King Edward's, and Cranleigh.

What3Words: warp.wardrobe.score





GARDENS AND GROUNDS

Outside, the property is accessed via a gravel driveway which leads round, past the tractor barn, to the courtyard at the front of the property where the garage/stone barn is located.

Sun terraces lead directly off the rear of the property and flow seamlessly into the formal lawns to where the land falls away to the paddocks, woodland and stream to the west.



Approximate Gross Internal Area
Main House 3638 sq. ft / 337.80 sq. m
Garage 476 sq. ft / 44.20 sq. m
Outbuildings 804 sq. ft / 74.60 sq. m
Total 4918 sq. ft / 456.60 sq. m



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

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. (ID767266)



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