



FARTHINGS

5 The Ridgeway, Fernhurst, Haslemere, West Sussex, GU27 3JU



SPACIOUS FAMILY HOME IN A PRIME LOCATION

Farthings is a substantial and well-proportioned family house, sitting in an extremely convenient location. The property sits within striking distance of the village, surrounded by magnificent countryside, whilst having the benefit of a mainline train station less than four miles away.



Local Authority: Chichester District Council

Council Tax band: G

Tenure: Freehold



LOCATION

Farthings is centrally located in this unspoilt village on the Surrey/West Sussex border, within the South Downs National Park and surrounded by attractive countryside. Fernhurst offers shops, a church, primary school, doctors' surgery, village hall and a well-regarded pub around a traditional village green.

Further shopping is available in Haslemere, Midhurst, Petworth and Guildford. Haslemere station, a short drive away, provides services to London Waterloo in about 56 minutes, and the area has excellent schools including St Edmund's, The Royal School, Amesbury, Highfield and Brookham, Bedales and Churcher's College.

Local attractions include Goodwood and Fontwell racecourses, Cowdray Park polo, Chichester Harbour sailing and numerous footpaths and bridleways.





BEAUTIFULLY CRAFTED HOME WITH LIGHT-FILLED INTERIORS

The property has been built with great care and attention to detail, resulting in the handsome home we see today. Its exterior features attractive brick and rendered elevations, complemented by a chimney stack. The property has been exceptionally well-maintained by our clients, giving it a fresh and contemporary feel throughout.

Inside, the reception rooms are all generously proportioned, with excellent ceiling heights and an abundance of windows that allow natural light to flood in throughout the day. The kitchen/breakfast room is particularly spacious and perfectly suited to modern family living. The drawing room is another standout space, featuring a beautiful open fireplace and French doors that open directly onto the gardens at the rear of the house.

Planning permission has previously been granted to extend the kitchen further onto the terrace, as well as to convert the main house roof space into an additional bedroom and bathroom, incorporating a dormer window. The attic is already fully boarded and insulated. The original consent also included the conversion of the garage into the existing kitchen, which we understand to be a perpetual permission.







GARDEN & GROUNDS

The gardens at Farthings are a particularly impressive feature, unusually generous for a property of this size and setting. They provide an exceptional sense of space, with extensive areas of lawn offering plenty of room for children to play and for families to enjoy outdoor activities. Mature trees, established hedging and well-tended shrubs create an attractive backdrop and ensure a high degree of privacy throughout the year, giving the gardens a wonderfully secluded feel.

A raised area of level lawn forms an ideal spot for outdoor dining and summer entertaining, perfectly positioned to capture the afternoon and evening sun. From here, there are lovely, far-reaching views towards Bexley Hill, adding a picturesque and tranquil quality to the setting. Overall, the gardens enhance the property enormously, providing both practical family space and a beautiful environment to relax in.







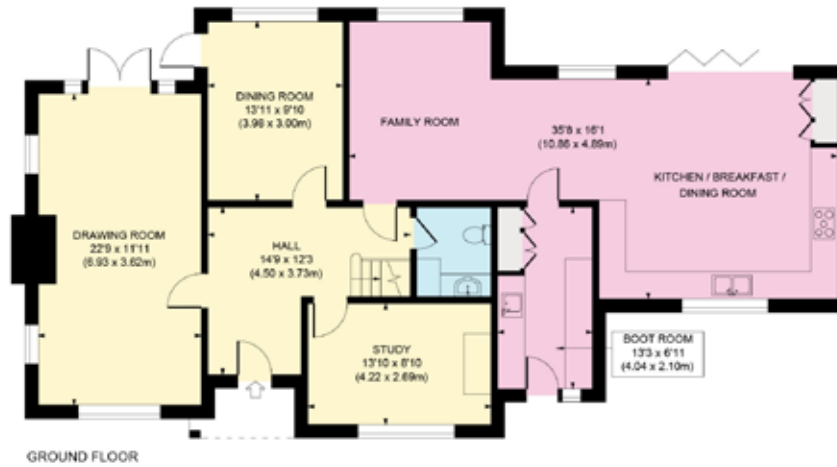
UPSTAIRS

On the first floor, Farthings offers four generous bedrooms, each enjoying a bright and airy atmosphere. Large windows allow natural light to flow throughout the day, enhancing the sense of space and making each room feel warm and welcoming. The bedrooms are well proportioned, offering flexibility for a variety of furniture layouts and comfortably accommodating both family and guests. Their elevated position provides pleasant outlooks over the gardens and surrounding countryside, contributing to the calm and restful feel of this floor.





Approximate Gross Internal Area
 Main House 2,195 sq. ft / 203.94 sq. m
 Outbuilding 911.85 sq. ft / 84.70 sq. m
 Total 3,106.85 sq. ft / 288.64 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.



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