



## Wayside Cottage, Hawksfold Lane West, Fernhurst - GU27 3NT

Guide Price £795,000 - Freehold



# A sensational 'chocolate box' detached period home offering quintessential village living with stunning gardens and a wealth of character.

- Attractive Detached Period Cottage
- Two Charming Rear Aspect Reception Rooms
- Kitchen/ Breakfast Room With Vaulted Ceiling
- Study, Downstairs W.C. & Separate Utility Room
- Four Bedrooms (Three Doubles & One Single)
- Principal Bedroom With En-Suite
- Family Bathroom
- Popular Village Setting
- Delightful & Well Established South East Facing Cottage Garden
- Driveway Parking & Single Garage

A beautifully presented four-bedroom detached period cottage situated in a quiet, private lane in the sought-after village of Fernhurst and benefiting from a meticulously tended private cottage garden, a garage and driveway.

The cottage is immediately welcoming and exudes character and charm with a bright and airy feel. To the front of the property is a spacious entrance hall, with cloakroom, whilst all the rooms enjoy an outlook over the stunning cottage gardens to the rear. There are two separate reception rooms with open 'Sussex Beehive' fireplaces and doors to the garden, a useful study and adjoining utility and a kitchen/breakfast room with AGA. Upstairs there are four bedrooms a family bathroom and en-suite shower room.

The stunning cottage gardens area true feature of the property, being meticulously tended, with a generous south east facing terrace leading onto an expansive lawn edged by well stocked flower and shrub borders. There are mature trees, shrubs and climbing plants, a well, the provision of power and water, vegetable bed, useful sheds and a pond with waterfall and seating area. A gate from the garden opens onto a generous gravelled driveway with double-gates providing vehicular access onto the lane, there is ample parking and a single garage.

NB: There is a right of way across the driveway to provide access to the neighbours adjoining garage. Being a character cottage there are reduced door heights to be aware of in some places, mainly on the first floor.

## Services:

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Mains: Gas, electric, water, and drainage (as advised by our vendor)

Chichester District Council - Council Tax Band 2026/27: G (£4064.39)

Annual charge for shared private road approximately £52.00

EPC Rating: E

## Directions:

SATNAV: GU27 3NT

what3words: // condense.stamp.sympathy

## Location:

Situated in a peaceful setting on the edge of Fernhurst, this home enjoys a convenient semi-rural location. Within the village is a well-regarded primary school, a newsagent/general store, chemist, restaurants, and a popular pub set beside the village green and historic church. The village also benefits from a Post Office located within one of its two general stores, a traditional greengrocer (Crossways Fruiterers), and a number of hairdressers in the centre of the village. The Village Hub run by the residents for the residents is a thriving and much-loved part of the community, offering a warm and welcoming space for social events and activities. The property is also within easy walking distance of the local doctor's surgery.

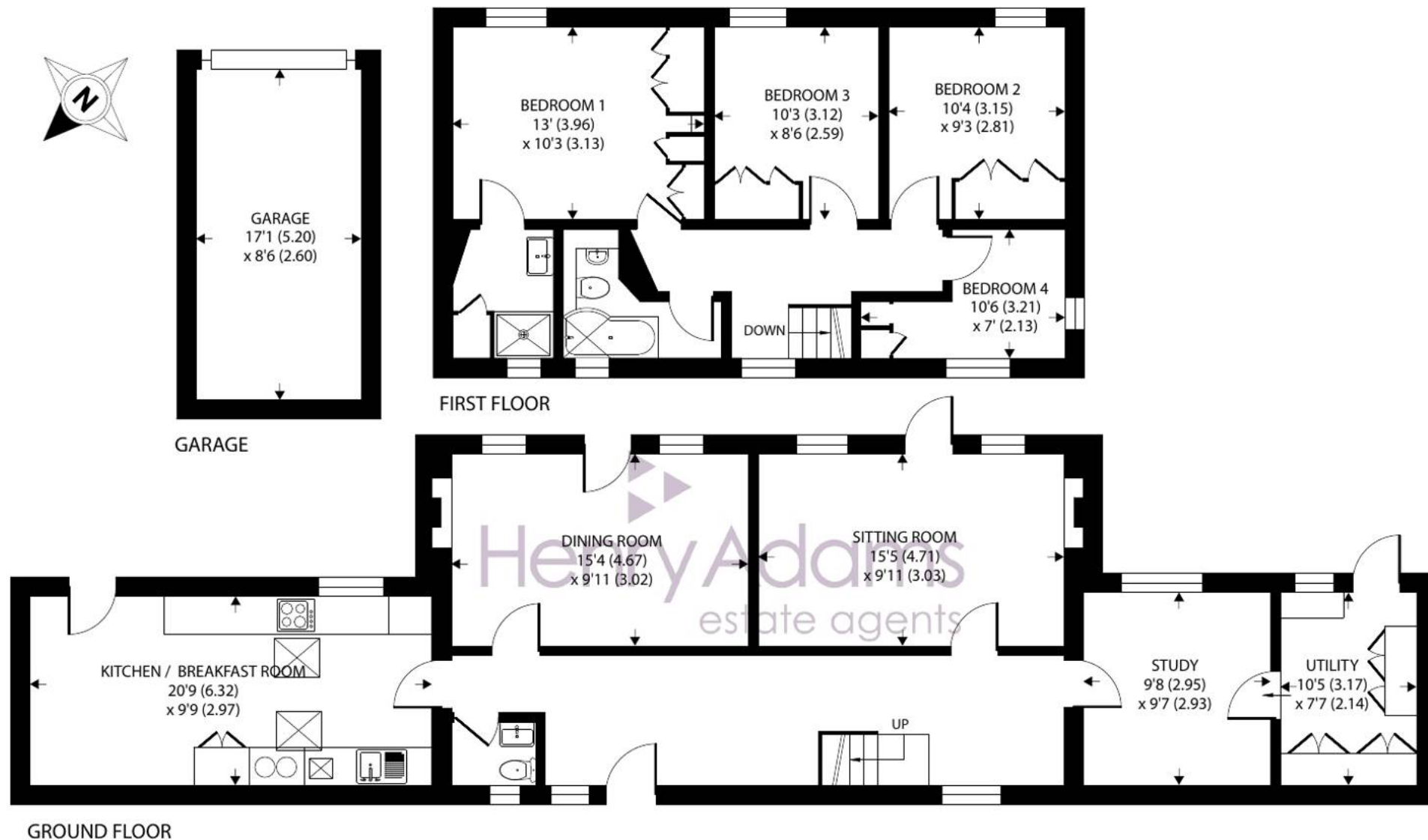
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## Hawksfold Lane West, Fernhurst, Haslemere, GU27

Approximate Area = 1479 sq ft / 137.4 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1625 sq ft / 150.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Henry Adams. REF: 1445839





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.