



3 HAWKSFOLD HOUSE

Hawkfold Lane East, Fernhurst, Haslemere, GU27 3JW



TIMELESS ELEGANCE IN A REMARKABLE PERIOD HOME

A striking and beautifully restored period home, rich in character and refined for modern living.



Local Authority: Chichester District Council

Council Tax band: G

Tenure: Freehold



LOCATION

The property is ideally positioned within easy reach of Fernhurst village, which provides a range of everyday amenities including a well regarded primary school, local shops, post office, chemist, restaurants and a popular village pub. A doctor's surgery is also within walking distance. The surrounding area offers outstanding opportunities for walking and riding, with nearby National Trust land and areas of natural beauty.

Haslemere is a short drive away, offering a broader selection of shops, restaurants and leisure facilities. The mainline station provides direct services to London Waterloo in approximately 49 minutes, making this an excellent choice for commuters.





THE PROPERTY

Number 3 Hawksfold House is notable for its impressive ceiling heights and large windows, allowing natural light to flood the interior. The welcoming entrance hall sets the tone for the rest of the home. To the right is a beautifully refitted kitchen and breakfast room with a central island, which flows seamlessly into the formal dining room and opens out onto the southwest facing garden.

Further along the hallway is a downstairs cloakroom, completing the ground floor accommodation.

The landscaped gardens are a particular highlight, featuring raised wooden planters, a variety of mature planting and a generous lawned area. Beyond the garden, views stretch across open fields towards Holder Hill and the surrounding West Sussex countryside.

Additional features include a highly practical cellar with two storage areas, including a wine storage section, a workshop space, and the separate double garage.







3 HAWKSFOLD HOUSE

Set within picturesque surroundings, offering elegant space, exceptional light and far reaching countryside views.

This beautifully refurbished and truly unique wing of an impressive period home perfectly blends modern living with its rich architectural heritage. Thoughtfully updated to complement its original character, the property retains distinctive features such as the Tudor bell tower, which remains visible from the front elevation.

Arranged over three floors, the property offers spacious and versatile accommodation ideal for contemporary family life, including five generous bedrooms, three bathrooms and two reception rooms.

Believed to have been designed by the renowned architect Anthony Salvin in 1867, this Grade II listed residence was later divided into four individual homes in 1984. The property is approached via a private drive leading to a gravelled parking area with space for several vehicles, along with a separate double garage. The centre of Fernhurst village is conveniently located just under half a mile away.







UPSTAIRS

On the first floor, a charming window seat on the landing offers views over the front of the property. The dual aspect sitting room features original floorboards and a central log burner, creating a warm and inviting living space. This floor also includes two bedrooms, one a comfortable double and the other currently arranged as a study with striking floor to ceiling fitted bookcases. Both rooms overlook the beautifully maintained rear gardens. A well appointed shower room serves this level.

The top floor comprises three additional well proportioned bedrooms and a family bathroom. The principal bedroom benefits from its own en suite, while the remaining rooms enjoy lovely rear facing views across the South Downs.



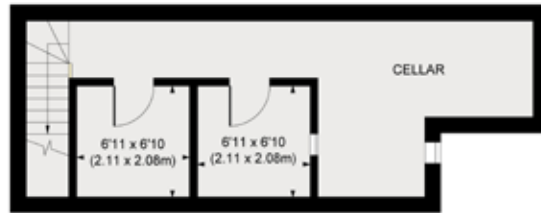


Approximate Gross Internal Area

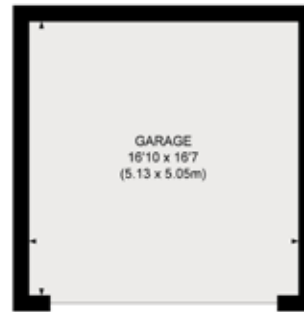
Main House 2,914 sq. ft / 270.70 sq. m

Garage 279 sq. ft / 25.90 sq. m

Total 3,193 sq. ft / 296.60 sq. m



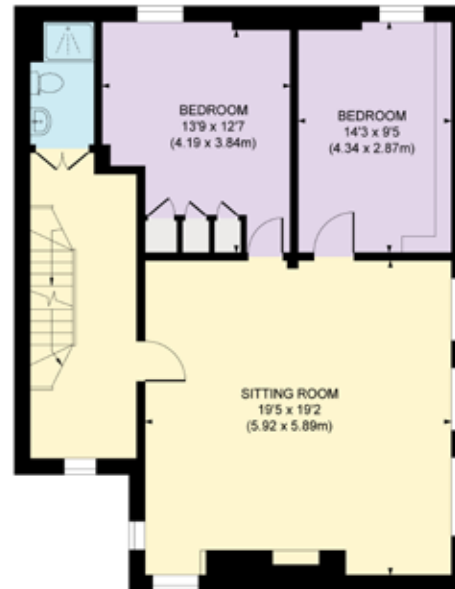
LOWER GROUND FLOOR



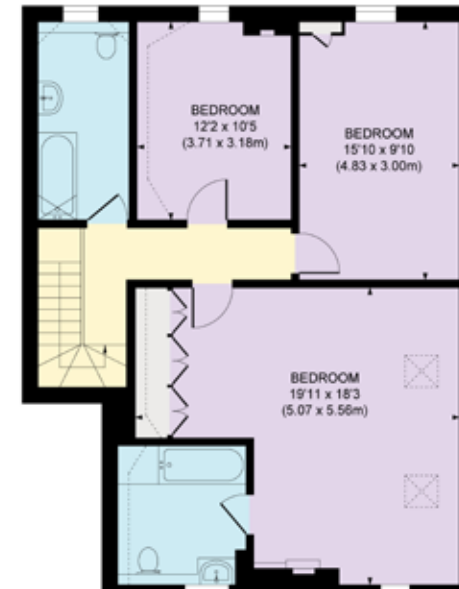
GARAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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