



Copyhold Lane, Haslemere, West Sussex, GU27 3DZ



SOUTH DOWNS VIEWS AND FAR-REACHING OUTLOOK

Originally built in the 1880s, this handsome red-brick Victorian 4-bedroom home, complemented by a substantial detached 3-bedroom annexe, has been thoughtfully renovated throughout, blending period charm with contemporary design.



Local Authority: Chichester District Council

Council Tax band: G

Tenure: Freehold



LOCATION

Fridays Hill Cottage sits just outside the village of Fernhurst and approximately 3.5 miles from Haslemere. Fernhurst offers a village shop, café, pub, primary school and a welcoming community. Nearby Haslemere provides a range of independent shops, cafés, restaurants and a mainline station with fast trains to London Waterloo (from 49 minutes).

Outdoor life here is exceptional. A public footpath at the end of the lane leads straight onto National Trust land and up to Blackdown, the highest point in the South Downs. Whether you enjoy walking, riding or cycling, this is countryside living at its finest. For racing, polo or golf enthusiasts, Cowdray Park, Goodwood and several excellent golf clubs are all within easy reach.









THE PROPERTY

The original drawing room has been extended and reimagined as an open-plan kitchen, dining and living space. Flooded with natural light, framed by far-reaching views and designed for easy, sociable living, it suits modern family life beautifully. A large island unit, sleek stone worktops, quality appliances and wide bi-fold doors all help create a seamless connection with the surrounding landscape.

Elsewhere on the ground floor is a generous reception room divided by a log burner, forming two inviting zones: a cosy study at one end and a welcoming sitting room at the other. This is one of three log burners throughout the house, each adding warmth, atmosphere and character. A snug, utility room, cloakroom and an excellent cellar, ideal as a games room, reading nook or wine store complete the accommodation on this level.







FOUR BEDROOMS UPSTAIRS

Two bedrooms have been combined to form an impressive principal suite and dressing room. Bright, spacious and perfectly positioned to make the most of the panoramic views, it's a calming retreat with a luxurious en suite featuring a freestanding bath overlooking the gardens and rolling hills beyond. There are two further characterful double bedrooms along with a stylish family bathroom. If needed, the dressing room could easily be reinstated as a fourth bedroom.







THREE-BEDROOM DETACHED COACH HOUSE

Outside, the property sits within just over two acres of gardens and grounds, with a lawn that leads into a gently sloping paddock and a wooded area providing privacy and a natural buffer to the A286. The detached outbuildings are a real highlight: the beautifully converted coach house offers three bedrooms and two bathrooms, creating flexible, self-contained accommodation that could suit guests, multi-generational living or even provide potential additional income. In addition, a double garage, separate studio and further garage/store offer excellent versatility for storage, hobbies or home working, making the outbuildings a particularly valuable feature of the property.





Approximate Gross Internal Area

Main House 2489 sq. ft / 231.20 sq. m
 Annexe 912 sq. ft / 84.70 sq. m
 Garage 382 sq. ft / 35.50 sq. m
 Outbuilding 193 sq. ft / 17.90 sq. m
 Total 3976 sq. ft / 369.30 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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