



The Country House Company

web: www.country-house-company.co.uk email: info@country-house-company.co.uk



Location:	Fernhurst, Nr Haslemere / Midhurst
County:	West Sussex
Term:	Contactual Residency Tenancy
Property ID:	1700
Furnishings:	Unfurnished
Bedrooms:	4
Bathrooms:	2/3
Cost:	£3995 pcm excl (inclusive of gardening) Private cricket pitch and former croquet lawns Local Livery (by separate arrangement)

A very attractive Grade II Listed West Sussex Farmhouse dating from the 1400's, now beautifully renovated to give a wonderful 4 bedroomed family accommodation for today's needs. Situated in a parkland setting overlooking its own cricket pitch, south of Fernhurst village in a good position for commuting from Haslemere station or the A3.

The very pretty tile hung Farmhouse has been carefully restored to preserve the character of the wonderful beams, inglenook fireplace, fireside seats, Oak stairways etc, yet has today's family needs at heart with part under floor heating beautiful Kitchen/family and bath rooms.

One enters through the Hall into the magnificent timbered room providing a wonderful beamed Sitting Room with a magnificent inglenook fireplace, with the Dining area opening through to the Kitchen and the beautifully fitted Breakfast Room with under floor heating and French windows opening onto the west facing terrace with views across the mature parkland and the cricket pitch. There is also a cosy Snug with wood burner with Rear Hall/Study area and a good range of very practical tiled floor to Boot/Cloak/Boiler Rooms.

The Master Bedroom with its vaulted beamed ceiling and its own island bath gives a superb elegance, a further 2 smaller double Bedrooms, one with its own stairway and linking to the beautifully fitted Family Bathroom. There is a Guest or Nanny Suite on the Ground Floor of a double Bedroom and En-Suite Shower Room which could use its own entrance;



Outside, in a courtyard setting there is a range of buildings which provide storage for bikes and freezers, the possible use of a fitted workshop and a

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The Estate Office
Rushmere Farm
Hambledon
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Sue Crossley
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Outside, in a courtyard setting there is a range of buildings which provide storage for bikes and freezers, the possible use of a fitted workshop and a Garage with an Office/Playroom over with far reaching views.

There is parking in the courtyard exclusive to the property and a walled enclosed garden to the rear laid to lawn, with terrace, borders and a vegetable garden. Beyond the West Sussex fence lies the private cricket pitch which will be available for the Tenant's use, with its backdrop of beautiful mature trees. Across the entrance drive lie a pond, lawns and two areas of former croquet lawns for the Tenant's use.

Fernhurst is situated some 3 miles south of Haslemere (main line station Waterloo approximately 50 minutes) approximately 6 miles from Midhurst, Petersfield approximately 10 miles and Guildford approximately 15 miles. Fernhurst has a thriving local community and a good range of progressive village shops, a Post Office, a renowned pub and village primary school.

Specification:

HOUSE

Entrance Hall

Snug (SWN) – with woodburner

Sitting Area – with inglenook fireplace

Dining Area

Kitchen-Breakfast (NW) – with limestone floor and French windows leading to west Terrace

Larder

Rear Hall

Guest Suite (NE) – with En-Suite Shower

WC

Cloaks

Utility Room

Boot Room - housing boiler

Main Landing

Master Bedroom (SWN) – with island bath

Second Landing

3rd Bedroom – small Double with walk in cupboards

Family Bathroom – with shower cubicle

Leading to

4th Bedroom (S) – smaller Double with separate stairs

Storage Room

GARDENS & GROUNDS

Enclosed rear garden

Herbaceous borders

Terrace

Trampolines and Tree House (use at Tenants own risk)

West Garden

Pond and lawns

Former croquet lawns

Cricket Pitch

Brick Shed

Timbered Granary with Office/Playroom over:

Storerooms with a range of shelves, freezer and space for bikes

Workshop (for use at Tenants own risk)

Machinery Store (for use by gardener)

Stabling and Paddock possible by separate arrangement or Livery with neighbours

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White Goods:

Aga - oil with 2 ovens
Electric Oven
4 gas hob
American style Fridge/Freezer
Dishwasher
Freezer in Storeroom

Heating: Oil fired with under floor heating to the new renovated areas
Open fire and wood burner

Drainage: Private – shared 1/3 annual cost

Curtains/Blinds: To principle rooms

Carpets/tiled/wood floors

Availability: Mid August for 1 year
(Couild possibly be until April, followed by Polo let)

Council Tax Band: Chichester District Council – Band G £2455.32 for 2010/2011

Broadband Availability: Available within the area

Mobile Phone Reception: Most networks

Pets: One well behaved pet accepted

Smoking: No

Energy Performance Certificate (EPC) available for inspection upon request

See our website for disclaimer details



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