

20 HOMELANDS COPSE

FERNHURST, WEST SUSSEX

JACKSON-STOPS

20 HOMELANDS COPSE
FERNHURST, WEST SUSSEX, GU27 3JQ

GUIDE PRICE £650,00

A FANTASTIC FAMILY HOME BUILT IN THE 1950'S WITH PLANNING PERMISSION FOR A SUBSTANTIAL TWO STOREY EXTENSION



DISTANCES

BY ROAD
LONDON 55 MILES
FERNHURST 1.5 MILES
HASLEMERE 4.5 MILES
MIDHURST 5 MILES

BY RAIL
HASLEMERE TO LONDON
WATERLOO FROM 49 MINUTES

GROUND FLOOR

- Hall
- Kitchen
- Breakfast room
- Snug / playroom
- Sitting room
- Boot room
- Cloakroom
- Garage

FIRST FLOOR

- Main bedroom
- 2 further bedroom
- Family bathroom

OUTSIDE

- Terrace
- Garden
- Parking



THE PROPERTY

20 Homelands Copse is a three-bedroom semi-detached house, surrounded by peaceful scenery and enjoying a generous plot on the edge of the popular village of Fernhurst. The property presents an excellent opportunity for families, professionals, or those seeking a quieter lifestyle within easy reach of local amenities and transport links.

The property has well-proportioned accommodation with a bright and spacious snug /sitting room with double doors offering pleasant views over the surrounding gardens. The fully fitted kitchen offers ample storage and leads into a separate breakfast area

Upstairs, the property features three good-sized bedrooms, including two generous doubles and a comfortable single bedroom ideal for a child's room, guest accommodation, or home office. The family bathroom with bath and separate shower complete the first floor.

The attractive garden provides a delightful outdoor retreat, mainly laid to lawn with established planting, mature shrubs, and space for outdoor dining or family activities. The peaceful rural surroundings create a wonderful sense of privacy and tranquility.

Situated in a sought-after countryside location, the property combines rural charm with convenience, offering access to nearby villages, local schools, scenic walks, and commuter routes.

Please note there is an existing planning application to extend the property which can be found at SDNP/24/02349/HOUS





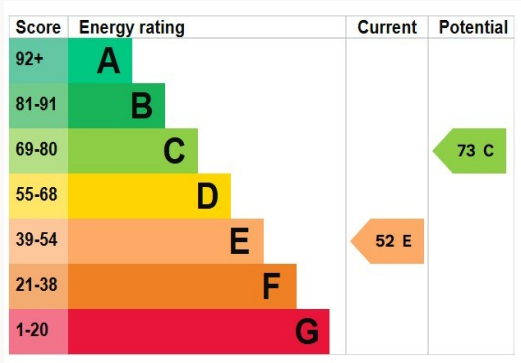


THE LOCATION

Homelands Copse is a small enclave of 1950s workers houses on the outskirts of Fernhurst. The house is walkable in about 15 minutes from the village centre with its range of local shops and delicatessens, some good restaurants and pubs and an excellent primary school.

The towns of Midhurst and Haslemere are close by and provide for most everyday needs, whilst Guildford in Surrey and the Cathedral city of Chichester, both with renowned Theatres, are within easy reach and have more extensive shopping and leisure facilities.

The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports, whilst the mainline station at Haslemere provides a fast service to London Waterloo. Midhurst and the surrounding area have much to offer with Polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Goodwood, Pulborough and Liphook, motor racing at the Goodwood circuit and sailing out of Chichester Harbour and other centres along the South Coast. There are many footpaths and bridleways in the area for walking and riding.









DIRECTIONS

From Midhurst take the A272 towards Easebourne, at the roundabout take the A286 towards Fernhurst. After approximately 3 miles take the right hand for just before the bend onto Cooks Bridge Lane. Follow this road which leads on to Lickfold Road. Homelands Copse can be found on the left-hand side.

What3Words: ahead.tickling.diverting

PROPERTY INFORMATION

Services: We have been advised by our clients that the property has mains electricity, water and drainage. Oil fired central heating. None of the services have been tested.

Fixtures & Fittings: Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation with the vendors.

Viewing: Only by appointment with Jackson-Stops. Tel: 01730 812357. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Local Authority: Chichester District Council

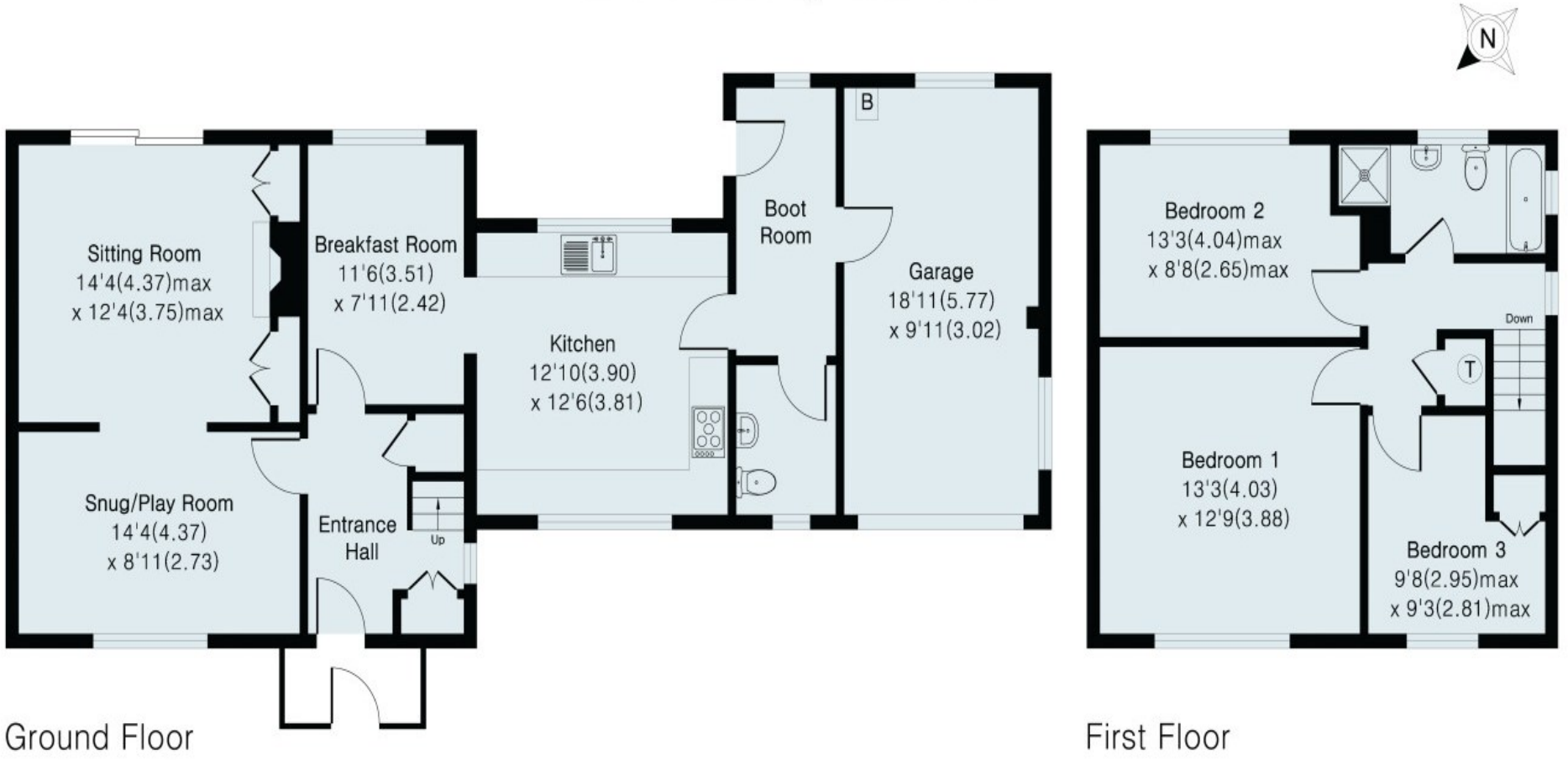
Tax Band: D

Tenure: Freehold

Photographs: Taken May 2026

Approximate Area = 1254 sq ft / 116.5 sq m (excludes garage)

For identification only - Not to scale



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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