

WOODLAND COTTAGE

HENLEY, HASLEMERE, WEST SUSSEX

JACKSON-STOPS

WOODLAND COTTAGE
HENLEY, HASLEMERE, WEST SUSSEX, GU27 3HQ

GUIDE PRICE £750,000

A FANTASTIC RENOVATION OPPORTUNITY WITH CHARMING GARDENS IN A DELIGHTUL DOWNLAND HAMLET CLOSE TO HASLEMERE



DISTANCES

BY ROAD
LONDON 50 MILES
MIDHURST 3 MILES
HASLEMERE 5 MILES
CHICHESTER 15 MILES

BY RAIL
HASLEMERE TO LONDON
WATERLOO FROM 49 MINUTES

GROUND FLOOR

- Hall
- Kitchen
- Utility
- Study
- Dining room
- Sitting room
- Cloakroom

FIRST FLOOR

- Double bedroom with bathroom en suite
- 2 further double bedrooms
- Single bedroom
- Family bathroom

OUTSIDE

- Garage and store
- Parking
- Gardens
- In all about 0.7 acres



THE PROPERTY

Woodland Cottage is a Grade II Listed, unmodernized detached house, which offers the purchaser a unique opportunity to renovate and decorate a delightful house in a quiet and rural position. The house which has a wealth of period features has 17th Century origins but appears to have been extended in the 20th Century and is new to the market for the first time in almost 50 years.

The accommodation currently comprises on the ground floor an entrance hall, drawing room with open fireplace, dining room, kitchen, study / snug, utility room and a cloakroom. Stairs lead to the first floor and a spacious landing off which there is a main bedroom with ensuite bathroom, two further double bedrooms, a single bedroom and family bathroom.

The attractive gardens surround the property and includes an area of woodland to the rear of the property. Whilst overgrown, the gardens extend to 0.7 acres and enjoy south facing views.

There is also the benefit of a large open garage with store room and off-street parking. Please note that there is a bridlepath right of way over the driveway to the property.







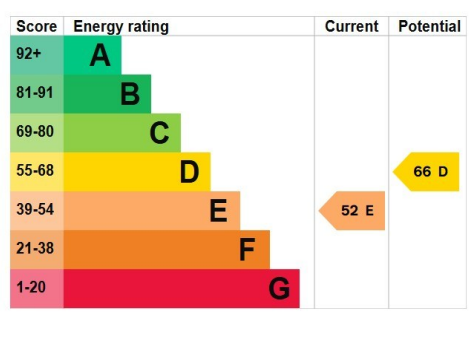


THE LOCATION

Woodland Cottage is situated just off the lane running through the village, in a rural location in the hamlet of Henley. The property is within walking distance of the Duke of Cumberland, one of West Sussex's most renowned pubs, and only a few minutes' drive from the town of Haslemere which has a wide selection of shops, leisure facilities and the mainline station to Waterloo. The village of Fernhurst is 2 miles distant and has a good variety of shops, restaurants, a doctors surgery, excellent recreational facilities and a good public house overlooking the iconic village green.

The town of Midhurst is also close by and provides 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 and Heathrow 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, Liphook and Pulborough, motor racing at the Goodwood circuit and sailing out of Chichester Harbour and many other centres along then South Coast. There are many footpaths and bridleways in the area for walking and riding.









DIRECTIONS

From Midhurst, proceed on the A286 towards Haslemere. At the top of the long straight, pass the left turn to Kings Drive and start to head downhill. Take the right hand turning down hill to Henley Village. Follow this road past the pub and take the right-hand turn after the post box. Woodland Cottage can be found about 200 metres down on the right-hand side.

What3Words: ///drain.riverbed.leaflet

PROPERTY INFORMATION

Services: We have been advised by our clients that the property has mains electricity, water and gas. Private drainage. 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.

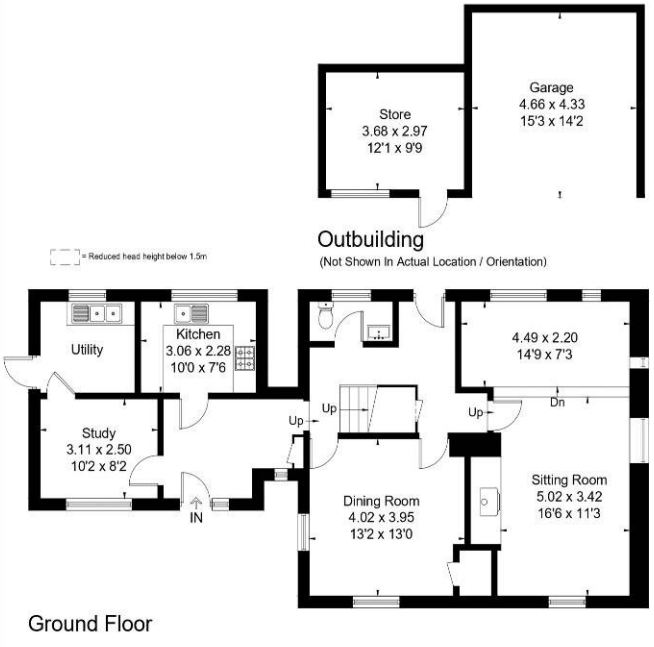
Local Authority: Chichester District Council

Tax Band: G

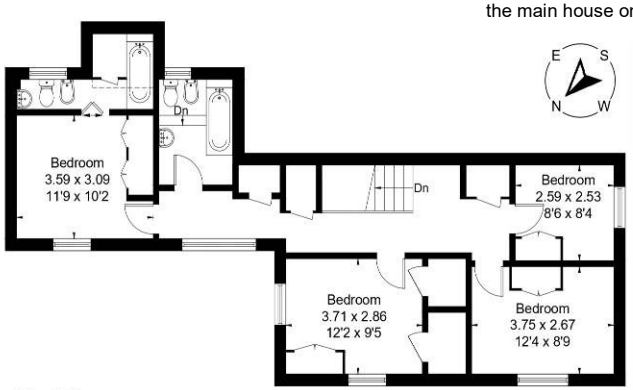
Tenure: Freehold

Photographs: Taken May 2026

Approximate Floor Area = 166.0 sq m / 1787 sq ft
Store = 10.8 sq m / 116 sq ft
Total = 176.8 sq m / 1903 sq ft (Excluding Garage)

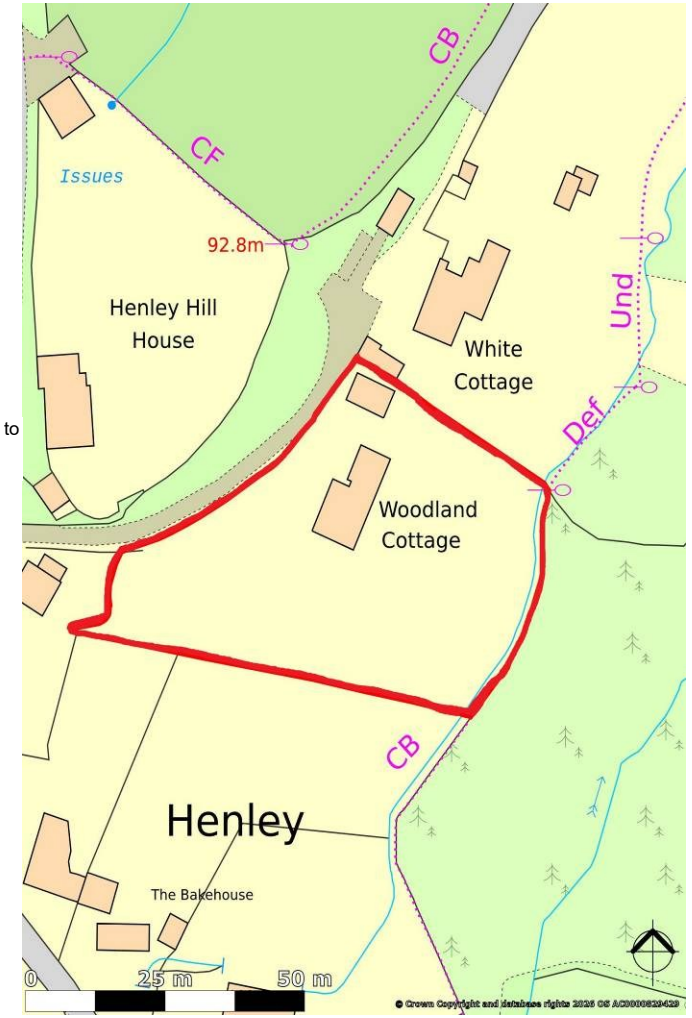


Ground Floor



First Floor

The compass point relates to the main house only



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108740

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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