

THE FORGE

FERNHURST, WEST SUSSEX



JACKSON-STOPS

THE FORGE

HENLEY HILL, HENLEY, NEAR HASLEMERE, GU27 3HG

A creative and beautifully
curated period property, annexe
and studio / garage within delightful
gardens close to the market towns
of Midhurst and Haslemere

GROUND FLOOR

Hall | Dining room | Kitchen | Living room | Snug
Study | Cloakroom | Shower room

FIRST FLOOR

Main bedroom with dressing room, and en suite
Bedroom with WC en suite | Further bedroom

ANNEXE

Bedroom | Shower room

OUTSIDE

Office | Studio / garage incorporating a workshop and gym
Store | Gardeners WC | Terrace | Landscaped gardens

In all just under 1.2 acres



The Property

Nestled within just under 1.2 acres of exquisitely landscaped gardens, this exceptional 17th-century country home beautifully marries centuries of history with contemporary family living. Originally two charming cottages, the property has been thoughtfully and sympathetically restored by the current owners, preserving its remarkable heritage while introducing elegant modern spaces designed for today's lifestyle.

From the moment you step inside, the home's rich character is immediately apparent. Exposed oak beams, impressive inglenook fireplaces and an abundance of original period features create a warm and inviting atmosphere throughout, with each room offering its own unique charm and sense of history.

At the heart of the home lies a stunning single-storey kitchen and dining extension that provides a striking contrast to the original cottage. Designed with entertaining and family life in mind, the space boasts a vaulted ceiling and opens out onto a veritable outdoor kitchen terrace, creating a seamless connection between the house and its beautiful gardens. The result is a wonderfully sociable space that effortlessly combines





contemporary design with the property's timeless character.

The versatile accommodation extends to three beautifully appointed reception rooms, each offering flexibility for formal entertaining, relaxed family living or a cosy snug, while three well-proportioned bedrooms provide comfortable and characterful accommodation.

An additional self-contained annexe presents excellent opportunities for multi-generational living or guest accommodation.

Outside, the grounds have been carefully landscaped to create a series of picturesque gardens that can be enjoyed throughout the seasons including a kitchen garden with raised beds for herbs, vegetables and cut flowers. Sweeping lawns, mature planting that attract an abundance of nature, established borders and thoughtfully designed seating areas provide a wonderful sense of privacy and tranquillity. A choice of sun terraces and decking areas offers the perfect setting for al fresco dining, summer entertaining or simply relaxing while taking in the surrounding countryside.

A stream runs through the grounds, feeding into a pond, creating a tranquil natural feature and a habitat for wildlife.

Completing the property is a gym and garage befitting of any car enthusiast, adding further practicality to this already impressive home.

This is a rare opportunity to acquire a beautifully restored period residence that effortlessly balances historic charm with contemporary comfort. Offering exceptional versatility, stunning gardens and an idyllic country setting, this unique home is perfectly suited to those seeking a distinctive lifestyle property of enduring quality and character.



The Location

The Forge is situated in the rural hamlet of Henley, within walking distance of one of West Sussex's best pubs (The Duke of Cumberland) and within a short distance of Haslemere town which has a wide selection of shops, leisure facilities and the mainline station to London Waterloo. The village of Fernhurst is 2 miles distant and has a shop, doctor's surgery, a church, good recreational facilities and a 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, 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 The Cowdray Farm Shop, 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.



Property Information

Post Code: GU27 3HG

Services: We have been advised by our clients that the property has mains electricity and water. Private drainage (Clearwater system). Electric heating. None of the services have been tested.

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

Local Authority: Chichester District Council.

Council Tax: Band F

Viewing: All viewings are strictly by appointment with Jackson-Stops, Midhurst 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.

Directions

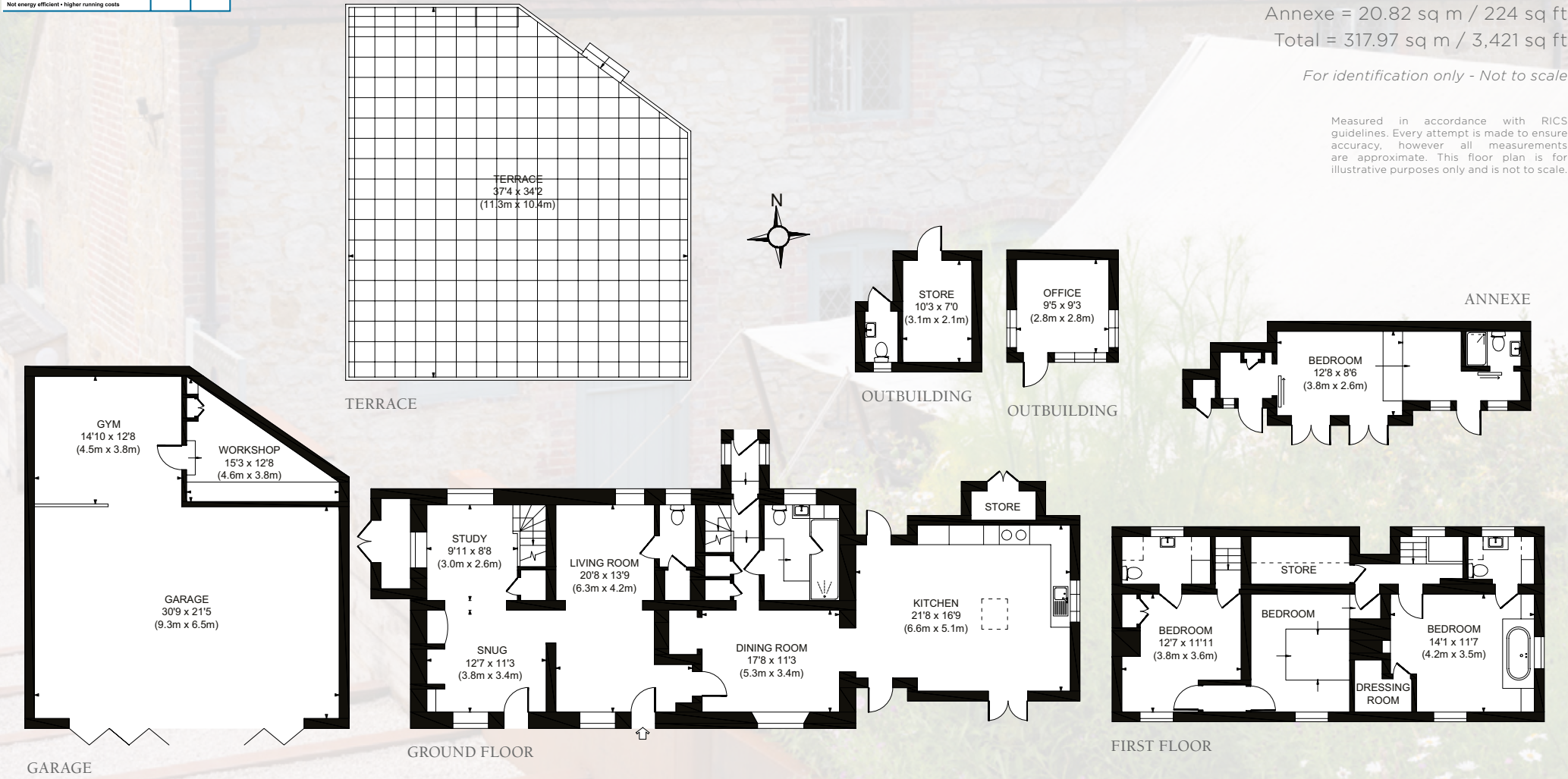
From Midhurst take the A286 towards Fernhurst. Go uphill, past the turning on the right to Henley and continue downhill, round the S bend, then take the first turning on the right hand side.

what3words: ///kilowatt.halt.composers

By Road:	By Rail:
London 50 miles	Haslemere to
Midhurst 3 miles	London Waterloo
Haslemere 5 miles	from 49 minutes
Chichester 15 miles	



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
	27	



The Forge

Approximate Gross Internal Area:
Main House = 189.58 sq m / 2,040 sq ft
Garage = 91.00 sq m / 979 sq ft
Outbuildings = 16.57 sq m / 178 sq ft
Annexe = 20.82 sq m / 224 sq ft
Total = 317.97 sq m / 3,421 sq ft

For identification only - Not to scale

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is 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. Brochure by wordperfectprint.com.



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