



3 Benifold Place,
Fernhurst **GU27**



A deceptively spacious family home.

Situated within a private development of just five houses, Knight Frank is pleased to offer this detached family home arranged over three floors.

Summary of accommodation

Ground Floor Entrance hallway | Living room | Family room | Cloakroom | Utility room | Study

Lower Ground Floor Kitchen/Breakfast room | Cloakroom | Pantry |

First Floor Bedroom one with ensuite | Guest bedroom with ensuite | Two further bedrooms | Family bathroom

Garden and Grounds Enclosed rear lawned garden | Off- road parking | Garage

The Property

This is a rare opportunity to acquire a deceptively spacious four bedroom, three reception room detached residence of approximately 2,117 sqft. Situated within this private development of just five houses, this family home has been finished to a high standard and offers flexible accommodation with generously proportioned rooms. Careful planning has been made to maximize the accommodation of this property which is arranged on three levels.

On the ground level is a spacious living room which enjoys views across the rear garden and the country side beyond. There is a study, family room, utility room and cloakroom. Stairs lead down from a central hallway to an impressive Kitchen/ Breakfast Room, having a separate walk-in larder, Cloakroom and bi-folding doors opening onto the rear garden.

On the first floor there are Four Bedrooms, with bedroom One having an Ensuite shower room as well as the guest bedroom. A family bathroom completes the first floor.

Services

We are advised by our clients that the property has mains water, gas fired central heating and shared private drainage

Viewings

Only by appointment through Knight Frank

Local authority

Chichester District Council





Location

Located within the village of Fernhurst which is surrounded by wonderful undulating countryside on the Surrey/West Sussex border, an unspoilt area of outstanding natural beauty within the South Downs National Park. Fernhurst provides a selection of shops, a church, primary school, doctors' surgery, village hall and the highly regarded Red Lion pub. The picturesque village green creates the quintessential English setting, and is a hive of activity; there are tennis, football, and cricket clubs in addition to the numerous activities occurring throughout the year.

More comprehensive shopping facilities are available in the nearby towns of Haslemere, Midhurst and Petworth, as well as the county town of Guildford, which is easily accessed via the A3. Haslemere mainline station, which is a short drive away, provides services into London Waterloo in approximately 56 minutes. Within the area there is an excellent range of schools, including: St Edmund's, the Royal Junior School and Amesbury at Hindhead, The Royal Senior School and St Ives in Haslemere, Brookham and Highfield at Liphook, as well as Bedales and Churcher's College in Petersfield.

Sporting facilities are superb, with racing at Goodwood and Fontwell, polo at Cowdray Park and sailing at Chichester harbour.

One of the other key benefits of this property is its location. The surrounding countryside offers an extensive array of footpaths and bridleways, and is conveniently located for the notable villages of Lickfold and Lurgashall less than ten minutes' drive away. Furthermore, the hamlet of Henley, home of the nationally renowned The Duke of Cumberland pub is also a short drive away.

Outside

Outside the property enjoys enclosed lawed gardens to the rear of the property. A large terrace area adjacent to the property provides excellent space for alfresco dining. There is a further decked area which provides another dining area which captures the evening sun. The garden is stocked with a wide range of flowers and shrub borders giving colour and form. Parking is offered by way of a single garage, which has power and lighting with additional off road parking to the front of the garage.

Distances (Distances and times are approximate)

0.3 miles - Fernhurst village | 3.8 miles - Haslemere train station | 5 miles - Midhurst
11.3 miles - Petersfield | 18.3 miles - Guildford | 49.8 miles - London



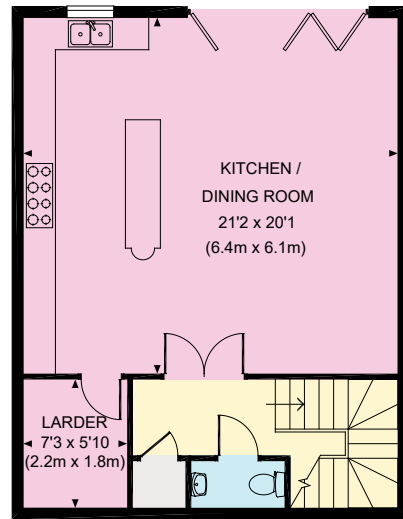
Floorplan

Approximate Gross Internal Floor Area

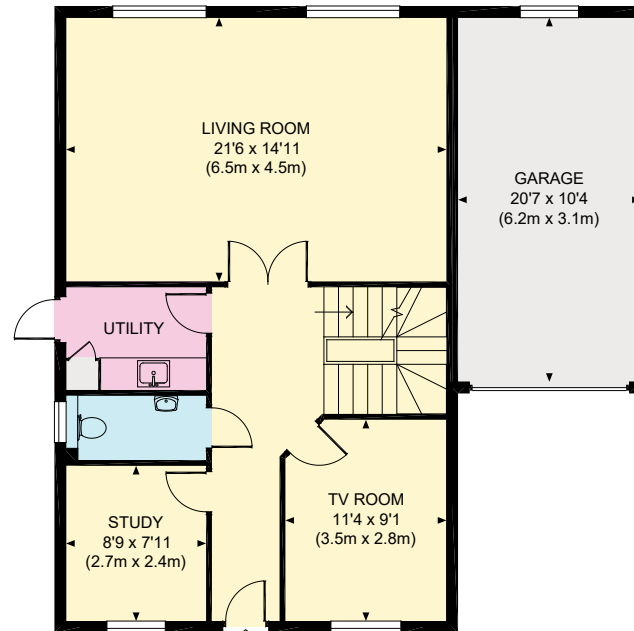
2075 sq ft / 192.8 sq m

Approximate Gross Internal Floor Area (Outbuildings)

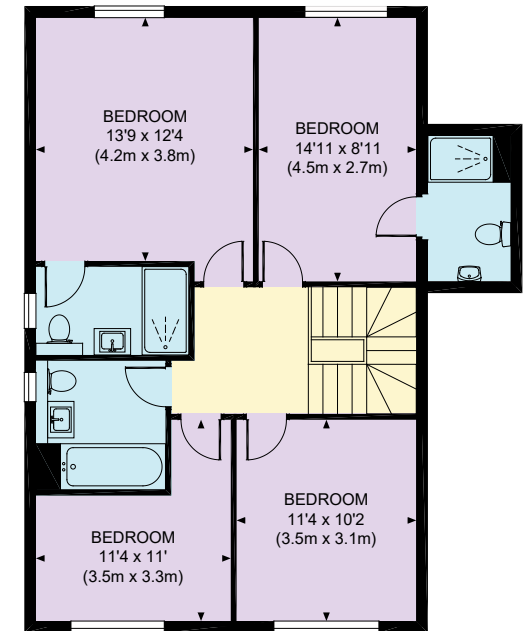
210 sq ft / 19.5 sq m



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Knight Frank Haslemere

1 West Street

Haslemere,

Surrey

GU27 2AB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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