



THE FORGE

Henley Hill, Henley, Haslemere, West Sussex, GU27 3



A WONDERFUL AND TRULY UNIQUE DETACHED HOME

A captivating 17th-century country home blending rich period character with stylish modern living, set in beautifully landscaped grounds of just under 1.2 acres.



Local Authority: Chichester District Council

Council Tax band: F

Tenure: Freehold



LOCATION

The property sits within a desirable rural pocket just outside Haslemere. Haslemere station provides direct rail services to London Waterloo in around 49-54 minutes, offering excellent access for commuters and regular travellers to the capital. The area is also home to outstanding local pubs, including the renowned Duke of Cumberland Arms, a celebrated 16th-century inn. Families are well catered for with a strong choice of respected schools nearby, including Shottermill Infant and Junior Schools, Grayswood CofE Primary, and Camelsdale Primary, all rated Good by Ofsted. Independent options are equally strong, with schools such as St Ives School also close by.





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Tucked away in the scenic surrounds of Haslemere, this property is a beautifully restored 17th-century country home that blends period charm with refined contemporary living. Originally two traditional cottages, it has been thoughtfully renovated by the current owners to create a residence full of character and distinction.

Original features including exposed oak beams, two impressive inglenook fireplaces, and a charming bread oven in the snug celebrate its heritage, while a striking single-storey kitchen and dining extension provides a stylish, light-filled heart to the home. With its vaulted ceilings and modern oak beams, this space seamlessly unites old and new. Traditional Sussex stone and red-brick elevations, a clay-tiled roof, and tall chimney stacks complete the property's timeless appeal.





STEEPED IN HERITAGE

The home's heritage is immediately apparent, expressed through its traditional materials and classic proportions that reflect centuries of local craftsmanship. Its exterior showcases the timeless character associated with historic Sussex architecture, creating a strong sense of place from the moment you arrive.

Stepping inside, the property reveals an abundance of period charm. The interiors feature a wealth of historic detailing that speaks to the building's long history, offering warm, inviting rooms that retain the soul of the original structure.

A carefully planned modern extension enriches the home's layout, adding valuable open-plan space tailored for contemporary living and entertaining.

Flooded with natural light, the extension provides an uplifting atmosphere, with its vaulted structure and contemporary finishes enhancing the overall flow and functionality of the home.

The sleeping and bathroom spaces are thoughtfully arranged, offering a calm and comfortable place to unwind.





GARDEN & GROUNDS

The grounds are just as impressive as the house, extending to just under 1.2 acres of landscaped gardens designed for both beauty and enjoyment. Sweeping level lawns are complemented by a series of sun terraces and decking areas, offering perfect spots for dining, entertaining, or unwinding in the tranquillity of the countryside.

Mature trees, colourful borders, and considered planting create a peaceful, immersive setting, while a dedicated kitchen garden with fruit, vegetables, and space for cut flowers adds to the property's rural charm and practicality.

Carefully curated by the current owners, the gardens provide an elegant yet functional extension of the home, delivering a serene outdoor sanctuary that is every bit as appealing as the interior.



Approximate Gross Internal Area

Main House 2040 sq. ft / 189.58 sq. m
Garage 979 sq. ft / 91.00 sq. m
Outbuildings 178 sq. ft / 16.57 sq. m
Annex 224 sq. ft / 20.82 sq. m
Total 3421 sq. ft / 317.97 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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