The current owners have lived at Fernden Grange for approximately 20 years. In this time they have completed gradual yet extensive improvements to create the house you see today. The core of the house is believed to be 18th century Georgian, which was substantially expanded in the 19th century followed by internal improvements in the 20th century. The end result is a house steeped in history that is finished to a good standard. Fernden Grange is particularly private and sits in an elevated position with a large amount of land that surrounds it, ensuring both privacy and control as well as providing endless opportunities for sports, hobbies and activities for children. A long private drive sweeps through the land and makes an approach to the house an impressive journey in itself.

• Master Bedroom Suite with Dressing Room & Bathroom
• Swimming Pool, Tennis Court & Walled Garden
• 3 En Suite Bedrooms, 4 Further Bedrooms
• Timber Built Party Barn, 7 stables
• Further Bathroom & Cloakrooms
• Garages & Gardeners Stores
• 5 Reception Rooms & Billiard Room
• Potential for Studio Flat
• Kitchen/Breakfast Room & Utility
• Formal Gardens, Paddocks & Woodland; in all 55 Acres
SITUATION
Situated in the South Downs National Park, Fernden Grange enjoys the ideal situation in which to enjoy a rural lifestyle whilst being within easy reach of all necessary facilities and transport links. Haslemere town centre offers a good selection of local shopping in addition to banks, restaurants, pubs, schools, churches and its own museum. A more comprehensive range of shopping, leisure and cultural amenities is available at Guildford or Godalming. The railway station at Haslemere provides a frequent service to London/Waterloo, with journey times to Waterloo from around 49 minutes. There is a world class selection of private and state schools in the region. Recreational activities within reach include golf at a number of local clubs; polo at Midhurst; racing and flying at Goodwood and sailing at Chichester Harbour.

DIRECTIONS
Take the A286 south from Haslemere towards Fernhurst. After a short distance, proceed round the sharp left hand bend and then second left into Fernden Lane. Follow this lane and you will come to a fork in the road, with the private drive and sign for Fernden Grange to the right. Follow the long drive and take a left hand turn to Fernden Grange (well signposted). Continue on the drive until you reach the house.
GARDENS & GROUNDS
The house at Fernden Grange is complemented by glorious gardens and extensive grounds. The formal gardens are landscaped immaculately and include many mature trees and young species. On the other side of the house there is a range of outbuildings, such as a spectacular timber built barn, period and modern stabling, gardener’s stores, garaging and potential for a studio flat. The grounds mainly comprise of mixed woodland and paddocks, amounting to about 55 acres in total.

Haslemere 1.8 miles (London Waterloo from 49 minutes)
Godalming 10.5 miles
Guildford 19 miles
Central London 49 miles
(Distances and times are approximate)
AGENT’S NOTE
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.