



UPPERFOLD HOUSE

FERNHURST • WEST SUSSEX



Upperfold House

Fernhurst ♦ West Sussex

A beautifully restored and substantial country residence set in lovely grounds



UPPERFOLD HOUSE is a substantial and elegantly modernised period country house with a well proportioned Cottage and an Annexe, all set around a cobbled courtyard. It has been beautifully extended and modernised by the current owners and has the benefit of further planning consent. It is not Listed. The Main House would readily and easily link to the Cottage.

Main House, Cottage, Annexe, Courtyard, extensive Outbuildings, Stabling, landscaped Gardens and Grounds of about 21.70 acres (8.76 ha).

Mileages: Fernhurst 2 miles. Haslemere 6 miles. Midhurst 7 miles. Guildford 20 miles. London 54 miles.

Mainline Rail Services: Haslemere to London Waterloo (53 minutes).

Airports: Heathrow, Gatwick, Southampton

Features

The Main House

- Entrance Hall
- Cloakroom
- Drawing Room (recently enlarged)
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Boot Room
- Dog Room
- Pantry
- Master Bedroom with Bathroom en Suite
- Two further Bedroom Suites
- Bedroom 4
- Bedroom 5/Office

The Cottage/Wing

- Sitting Room
- Cloakroom
- Study
- Kitchen/Dining Room
- Utility
- 2 Bedroom Suites

The Annexe

- Sitting Room
- Kitchen/Breakfast Room
- Bedroom
- Bathroom

Outside

- Garage & Plant Room
- Workshop/Store
- New Stable Block with 4 Stables/Tack Room/Store/Tractor Barn
- Manège
- 3 bay open Pole Barn
- Paddocks with parkland fencing
- Refurbished Victorian Greenhouse
- Formal Gardens
- Enclosed Kitchen Garden
- Woodland & Pond

In all about 21.70 acres (8.76 ha)







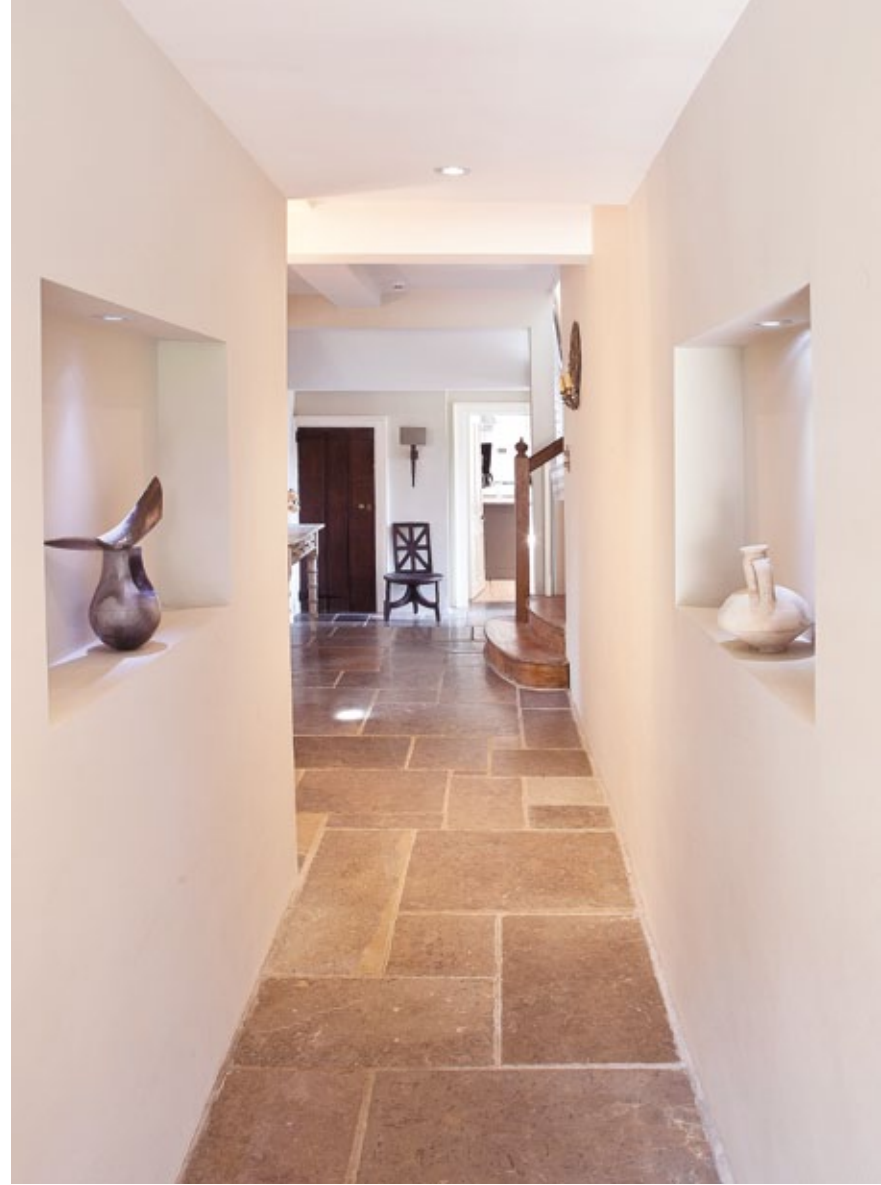
The Property

The accommodation has been sympathetically refurbished to an extremely high standard and retains some of its Tudor origins which complement the later additions. Extending to just under 7,800 sqft in all, it comprises large reception rooms with tall ceilings, oak flooring and elegant windows overlooking the landscaped grounds and seven/eight bedrooms, currently arranged with four/five in the main house, two in the Cottage and one in the Annexe. The House and Cottage could easily be reconfigured as a whole.

Sitting in its own private grounds of 21.70 acres (8.76 ha), it offers superb country views over the land and the landscaped gardens which surround the house are laid to formal lawns with mature trees, rhododendrons, flower borders and a large fruit and vegetable garden, with parkland fencing dividing the gardens from the paddocks. There are superb long distance views and although in a quiet country position in the South Downs National Park, there is very easy access to London and the Airports.







The Situation

Upperfold House is set well back from the country lane between the villages of Fernhurst and Lickfold in beautiful countryside. It is approached through electrically operated wooden gates over a tree-lined drive which sweeps up to the main house and courtyard. The property is surrounded by its own land and is sheltered by belts of mature woodland.

Fernhurst has a range of shops, a recreational ground, village hall, church and public house. Haslemere and Midhurst are nearby, the latter being the centre of the South Downs National Park, world famous for Polo and with wonderful leisure facilities.

Comprehensive Shopping: Midhurst, Petworth, Haslemere, Guildford and Chichester.

Leisure Facilities: Midhurst is home to Cowdray Park Polo and there are various golf courses including Goodwood, Cowdray Park, Liphook and Pulborough. There is both Horse and Motor Racing at Goodwood and sailing from Chichester Harbour and other centres along the South Coast.

Being situated in the heart of the South Downs National Park there are many miles of footpaths and bridleways for walking and riding nearby.

Motorway Links: The A3 gives fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports, together with the smaller airfields at Goodwood and Farnborough. Portsmouth ferry is approx 40 minutes drive.





The Cottage



The Annexe



The Cottage

The Cottage

Attached to the main house, but entirely self contained, the Cottage has been finished to a very high standard. It has wonderful southerly views and comprises a kitchen/dining room, sitting room, study, utility room and cloakroom on the ground floor and two bedroom suites. If required, it could easily be incorporated back into the main house.

The Annexe

Attached to the northern end of the Cottage and with its open separate access, the Annexe provides ideal staff accommodation. It comprises a kitchen/dining room and sitting room downstairs, with a bedroom and bathroom upstairs.



The Cottage



Gardens

The property is situated in a quiet parkland setting. Formal landscaped gardens surround the house with lawns, box hedging, flower and shrub borders. The croquet lawn leads to a higher area of lawn with magnificent mature specimen trees including oak, cedar, maple, azaleas and rhododendrons. Fully enclosed by hedging with gates is the traditional kitchen garden.

A brick and timber Victorian greenhouse sits at the end of an attractive arbour covered with vines, wisteria, apples and pears. To one side is an orchard and there are cold frames and vegetable beds. The planning for the tennis court is within this area.



The Land

Parkland fencing divides the formal gardens from the pasture which is mainly to the south of the property. The fields have water troughs and there are newly constructed equestrian facilities including a stable block with 4 stables, tack room, and a barn, whilst nearby is the manège and the hay barn. There is planning consent for a 2,500 sq ft Sussex Barn nearby.

To the east and west are mature woods providing complete seclusion and protection of the property. Streams run down the boundaries to a pond.





Property Information

Planning: Consents have been granted (but not implemented) for a 2 bay garage with storage above in the courtyard (10/05032/DOM), a tennis court (10/04047/DOM) and a 2,500 sqft Sussex barn (09/03671/PNO).

Services: Mains water (and private supply by borehole), mains electricity, ground source heat pump providing hot water and central heating for all the dwellings. Private drainage.

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.

Local Authority: Chichester District Council.

Tax Bands: The Main House: H, The Cottage: D, The Annexe: A.

Tenure: Freehold.

Viewing: Strictly by appointment with the sole agents, Jackson-Stops & Staff.

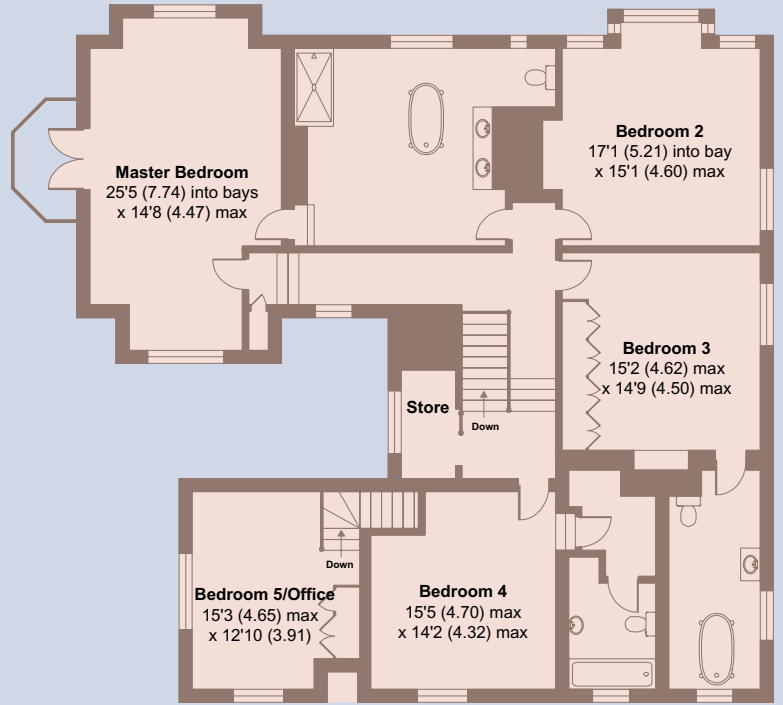
Directions (Post Code: GU27 3JH)

From **London** take the A3 past Guildford, then the Milford exit and join the A286 (Midhurst Road). Pass through Brook and Haslemere (A286). Just upon entering Fernhurst, take the left turn (Lickfold & Lurgashall) and past the village green. Follow the road for about 1 1/4 miles and the drive to Upperfold House will be found on the right hand side.

From **Midhurst** take the A272 towards Haslemere. In Fernhurst turn right at the crossroads and follow the road past the Church. Bear right at the junction by the village green and follow the road towards Lickfold. After about 1 1/4 miles the drive to Upperfold House will be found on the right hand side.

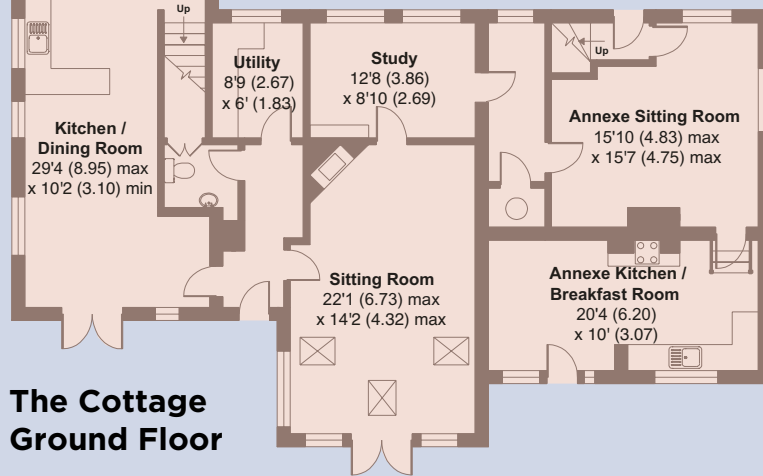


**The Main House
Ground Floor**

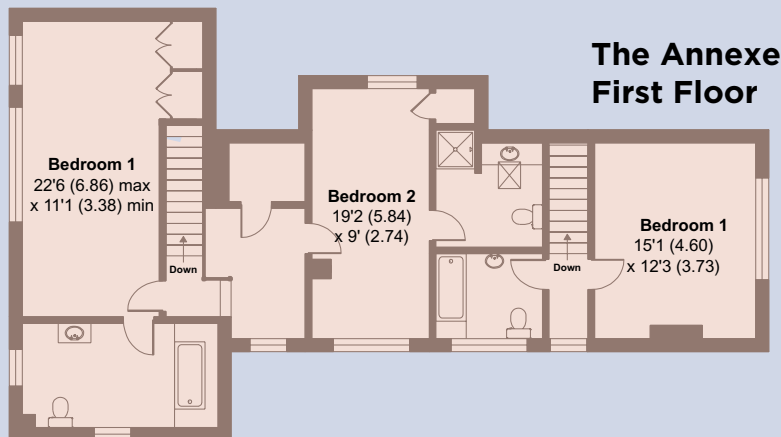


**The Main House
First Floor**

**The Annex
Ground Floor**



**The Cottage
Ground Floor**



**The Cottage
First Floor**

**The Annex
First Floor**

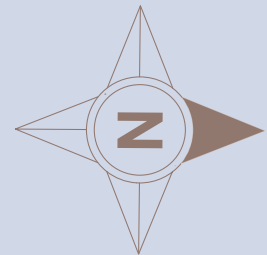
Approximate Internal Residential Floor Area as currently arranged:

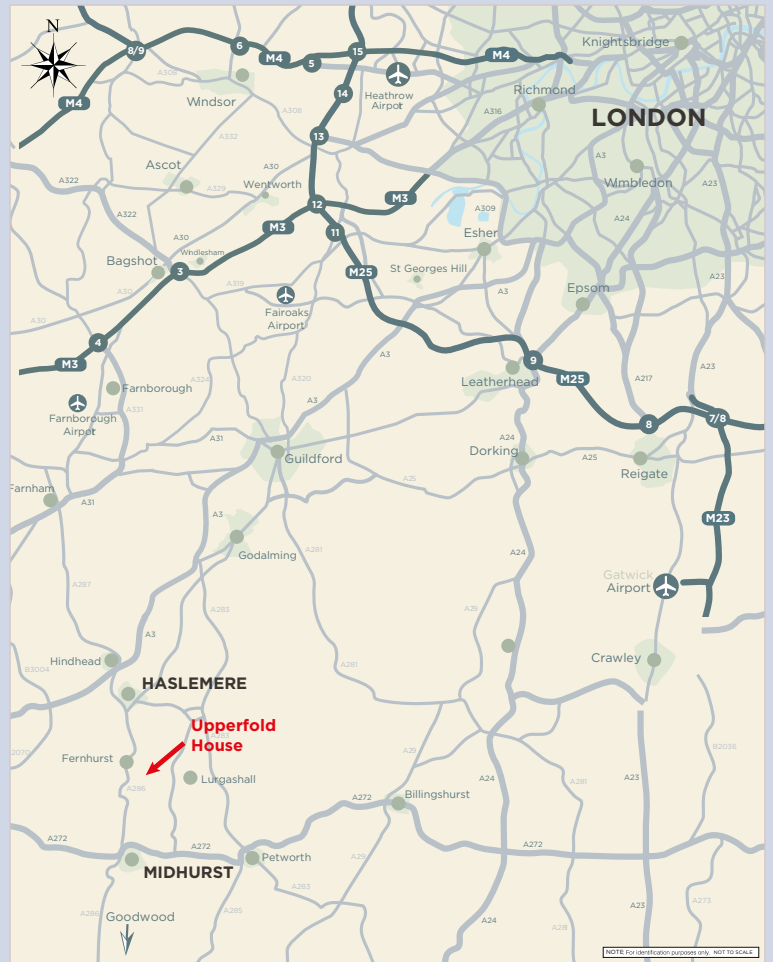
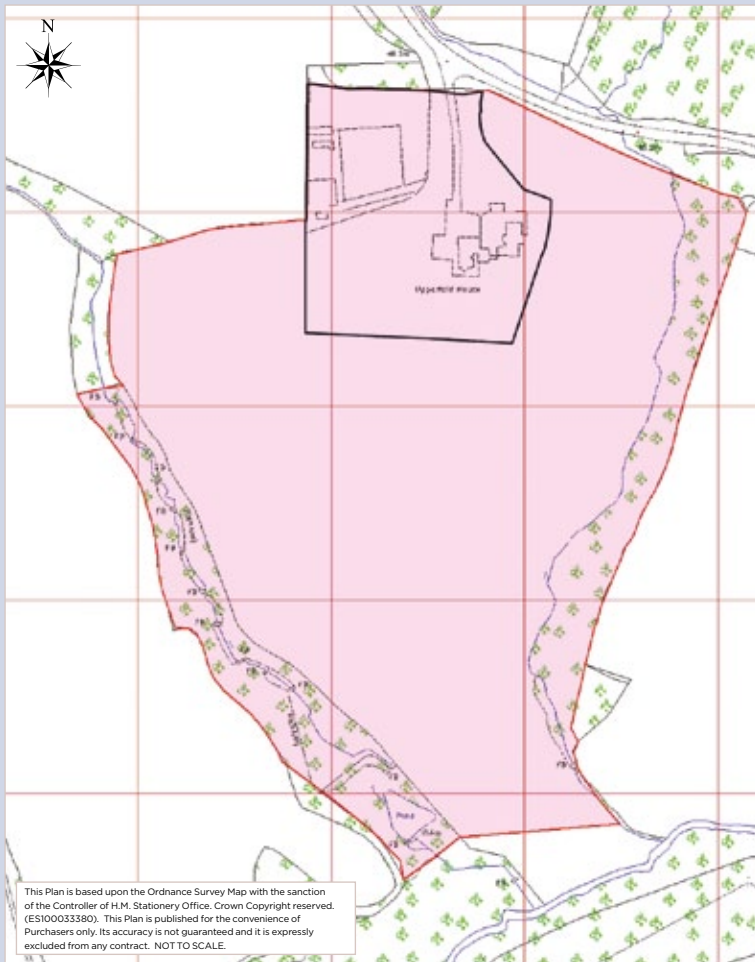
Total: 7791 sq ft (723.8 sq metres)

The Main House: 4280 sq ft (397.6 sq metres)

The Cottage: 2697 sq ft (250.5 sq metres)

The Annex: 814 sq ft (75.6 sq metres)





SITE PLAN

Not To Scale
For Identification
Purposes Only

	1. THE MAIN HOUSE • 4280 SQFT
	2. THE COTTAGE • 2697 SQFT
	3. THE ANNEXE • 814 SQFT
	4. GARAGE & PLANT ROOM
	5. STORE
	6. VICTORIAN GREEN HOUSE
	7. STABLE BLOCK • Tack Room • 4 Stables • Barn
	8. WORKSHOP / STORE
	9. BARN
	10. MANÈGE
	SITES OF CONSENTED PLANNING A Double Garage B Tennis Court C Sussex Barn

Separate Access

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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