



78 Midhurst Road, Fernhurst - GU27 3EU

Guide Price £1,395,000 - Freehold







# A wonderful detached family home, situated on the outskirts of Fernhurst and enjoying a stunning outlook over fields towards the downs.

## Key Features

- Detached Period Home
- Stylish 'Charter Walk' Kitchen
- Spacious Sitting Room
- Dining Room & Separate Study
- Utility Room & Downstairs Cloakroom
- Four Bedrooms & Three Bathrooms (Main House)
- Double Garage With Bonus Space Above
- Additional Two Bedroom Annexe
- Electric Gate & Gravel Driveway
- Timber Carport With Storage

**Lowerfold** is a charming detached period home, set on the outskirts of Fernhurst and enjoying breathtaking views across open fields towards the Downs. Blending character with modern comforts, the property offers spacious, flexible accommodation alongside beautiful gardens and a self-contained annexe.

The welcoming stable front door opens into a porch and hallway. To the left, the dual aspect sitting room is wonderfully light and spacious, with large windows that frame the gardens and outlook perfectly. On the right, the dual aspect dining room provides an elegant setting for entertaining and formal dining. The study, with French doors opening directly to the tranquil rear courtyard, offers the perfect space to work from home. Completing the ground floor is a utility room with direct access to the courtyard, a downstairs W.C., and the stylish *Charter Walk* kitchen. This impressive kitchen is flooded with natural light, combining a timeless yet contemporary design with quartz worktops, bespoke cabinetry, and French doors leading to the patio – ideal for family entertaining.

Upstairs, there are four well-sized bedrooms, all with built-in storage and garden views. The principal and guest bedrooms both benefit from en-suite facilities.

### Additional Accommodation

Within the grounds lies a detached, two-bedroom annexe – completely self-contained with its own kitchen, shower room, and patio doors opening to the garden. This versatile space is ideal for guests, extended family, or independent living.

## Outside

Approached via electric entrance gates, Lowerfold is set back from the lane and enjoys a sweeping gravel driveway, providing an impressive approach to the house. There is ample parking, a double garage with a bonus room above incorporating kitchenette, studio area and shower room (currently accessed via ladder, with scope to add a staircase for a more permanent space), and a timber carport with power and storage for two additional vehicles.

The gardens are a true highlight of the property – beautifully landscaped and predominantly south-facing, they enjoy wonderful light throughout the day. To the rear, a walled courtyard with a water feature provides a peaceful and private retreat.

## Utilities & Services:

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://www.checker.ofcom.org.uk)

Mains: gas, electric, water and drainage. (As advised by our clients)

78 Midhurst Road Council Tax Band: G £3876.38 (Main dwelling)

78A Midhurst Road Council Tax Band: A £3101.10 (Annexe)

EPC Rating: D

## Directions:

SATNAV: GU27 3EU What3Words ///worked.putts.amending

Instagram: Follow us @haslemerepropertyclub

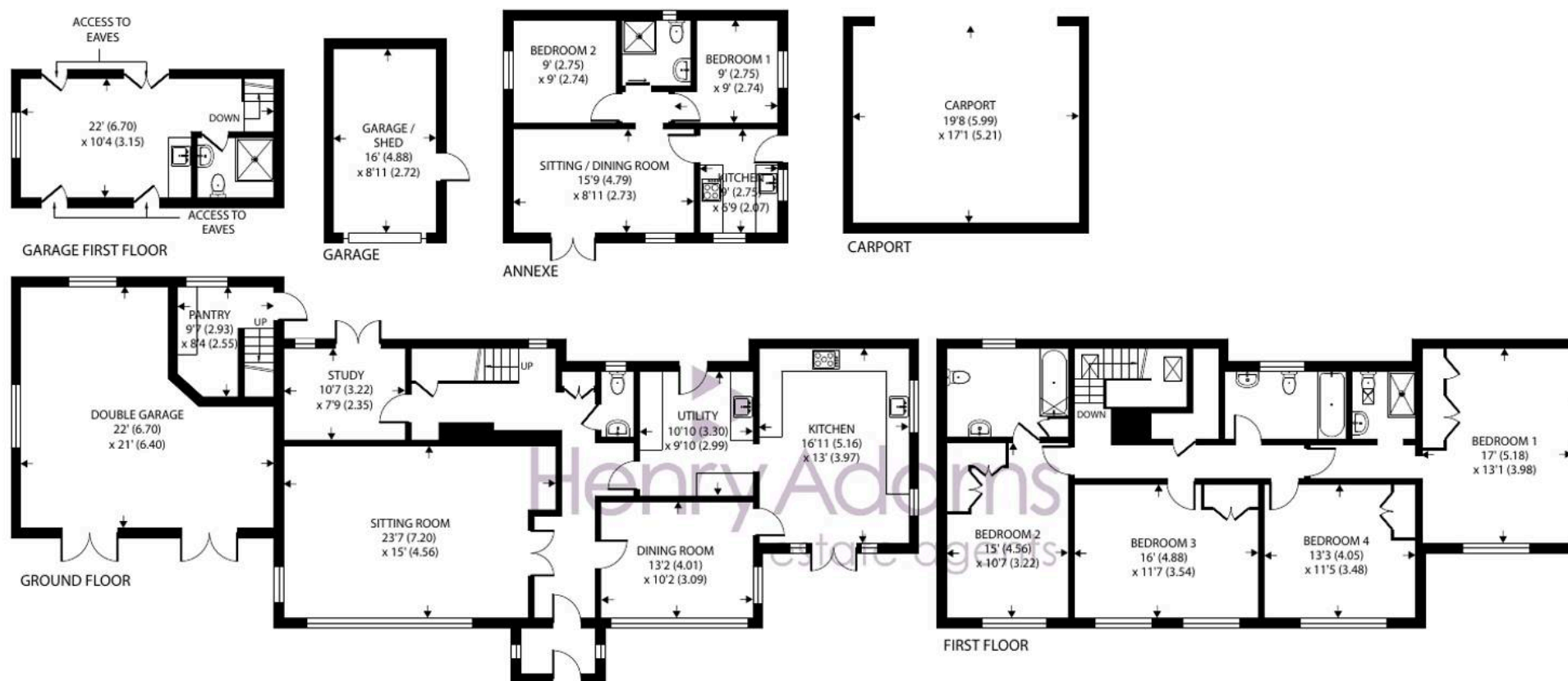












## Midhurst Road, Fernhurst, Haslemere, GU27

Approximate Area = 2328 sq ft / 216.2 sq m (excludes carport)

Annexe = 426 sq ft / 39.5 sq m

Garage = 512 sq ft / 47.5 sq m

Outbuildings = 305 sq ft / 28.3 sq m

Total = 3571 sq ft / 331.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Henry Adams. REF: 1341694





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