



'Hurst Lodge' 5 Verdley Place, Fernhurst - GU27 3ER

Guide Price £850,000 - Freehold

 **Henry Adams**
estate agents



Forming part of the historic Verdley Place enclave, Hurst Lodge is a handsome, single-storey Grade II Listed home with stone and brick elevations, offering bright accommodation throughout.

- Single Storey Grade II Listed Home
- Dual Aspect Living Room
- Dining Room Opening To Garden
- Cloakroom
- Three Bedrooms
- Bathroom & Separate Shower Room
- Neatly Manicured South Facing Formal Wall Garden
- Upper Garden/ Lower Garden/ Orchard Circa .62 Acre
- Gravelled Driveway Parking
- Residents & Visitors Additional Parking

The generous reception hallway with its monochrome tiled flooring and cloakroom, branches off onto the dual-aspect south-facing sitting room which serves as an excellent entertaining space. The adjacent kitchen features cool grey flagstone flooring and various wall and base cabinetry and integrated appliances, as well as ample space for informal breakfasts and a stable door to the garden. The formal dining room also enjoys the southerly aspect, with French doors opening directly to the walled terrace garden. The principal bedroom features modern fitted wardrobes. Three bedrooms rooms are served by a shower room, a family bathroom and a standalone toilet. The property sits in gardens and grounds of two-thirds of an acre and enjoys an array of mature specimen trees and plants including a black Mulberry tree and several ornamental rose bushes. The lower garden measures approximately 0.43 acres containing several mature trees and 4 fruit trees, bringing the total garden to 0.62 acres. The neatly manicured south-facing upper garden, is a walled garden which is a continuation of the original wall of Verdley House and part of the historic old building, comprises an expanse of level lawn, stunning far-reaching views and a paved courtyard to the side; the ideal space for al fresco dining. A gravelled driveway provides ample parking for 2 cars.

Services:

Broadband and Mobile services: Visit checker.ofcom.org.uk

Services: Oil central heating, mains electric, direct mains water, and standard UK drainage. (As advised by our vendors).

NB: We are advised the is a £30.00 per month service charge as a contribution towards the shared areas.

Chichester District Council: Tax Band: F (£3,359.54 for 2025/26)

EPC Rating: F

Directions:

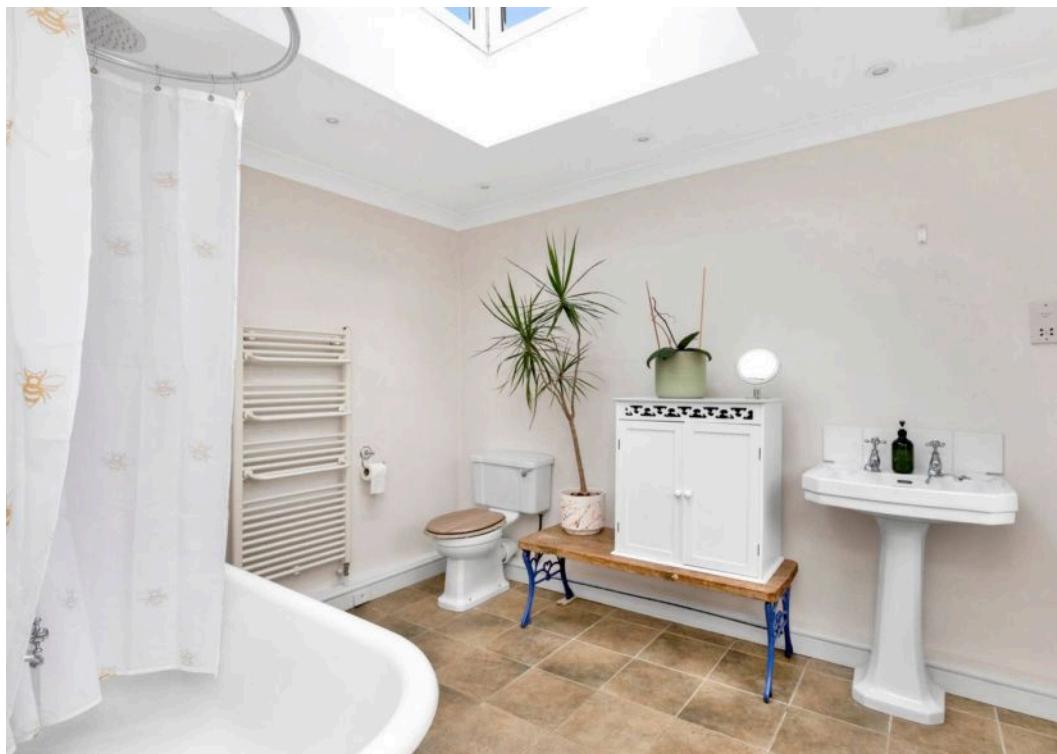
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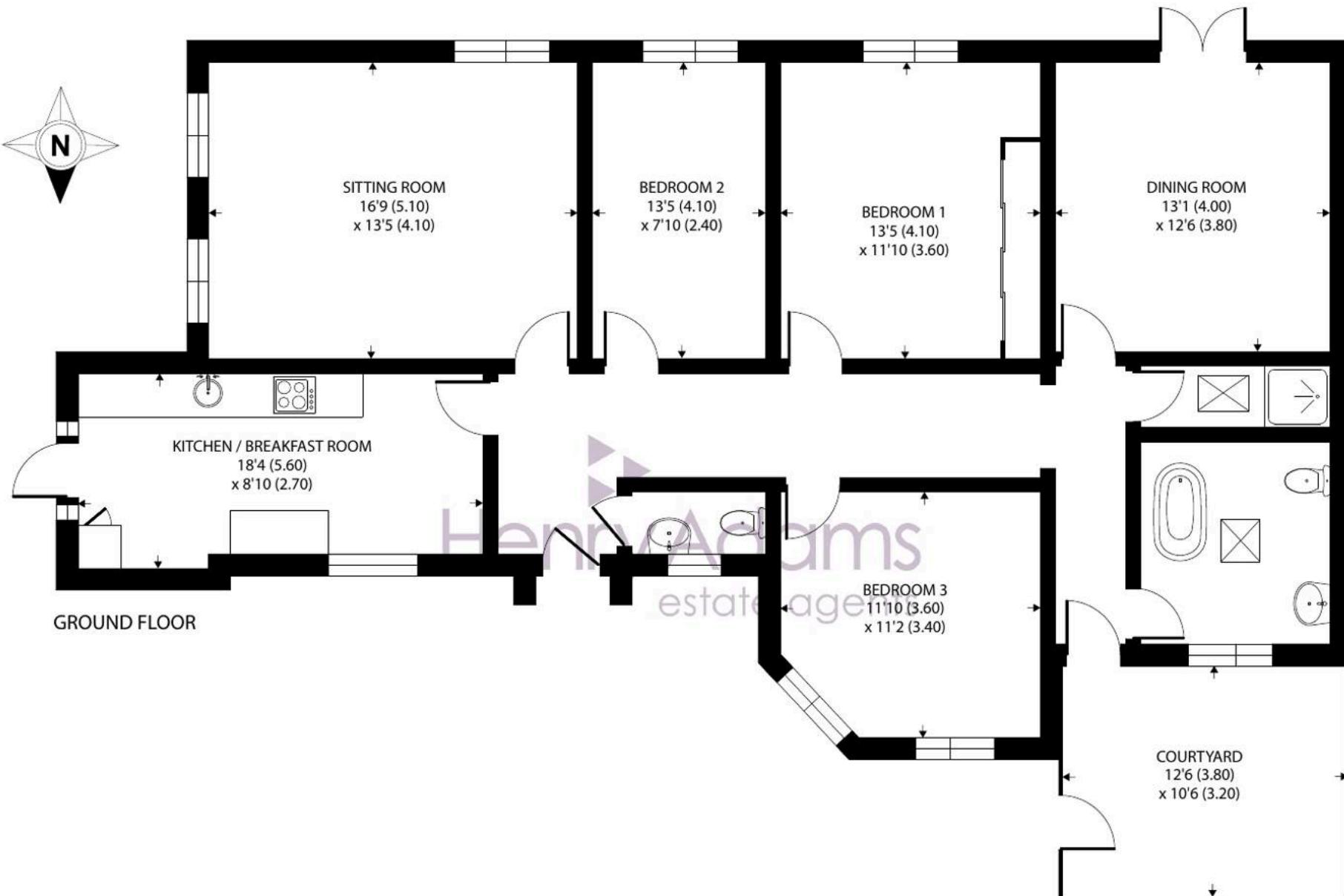
Location:

Situated in a peaceful setting on the edge of Fernhurst, this home enjoys a convenient semi-rural location. Within the village is a well-regarded primary school, a newsagent/general store, chemist, restaurants, and a popular pub set beside the village green and historic church. The village also benefits from a Post Office located within one of its two general stores, a traditional greengrocer (Crossways Fruiterers), and a number of hairdressers in the centre of the village. The Village Hub run by the residents for the residents is a thriving and much-loved part of the community, offering a warm and welcoming space for social events and activities. The property is also within easy walking distance of the local doctor's surgery.









Verdley Place, Fernhurst, Haslemere, GU27

Approximate Area = 1342 sq ft / 124.7 sq m

For identification only - Not to scale



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Produced for Henry Adams. REF: 1383287



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.