



'1 The Stables' 3 Hurstfold Farm Road, Fernhurst - GU27 3DD

Guide Price £750,000 - Freehold



A modern semi-detached home in a private development, featuring a vaulted open-plan living space, three bedrooms, enclosed garden, ample parking and an edge of forest setting.

- High Vaulted Ceilings With Stunning Oak Beams
- Bifold Doors In The Living Area Fold Back Completely To Open Onto The Large Patio Which Provides An Extensive Alfresco Living/Dining Experience
- Air Source Heat Pump
- Gallery Study
- Log Burner
- Open Plan Kitchen/Dining/Living Room
- Two En Suite Bathrooms
- Underfloor Heating In Kitchen/Dining/Living Room & Bathrooms
- Large Front Driveway
- No Onward Chain

Set within an exclusive private development of just ten homes, this stylish semi-detached house offers contemporary living in a truly idyllic setting. Constructed only six years ago, the property enjoys a wonderful position on the edge of the forest, with footpaths and bridleways leading through Verdley Wood towards Henley and Blackdown, perfect for walking, cycling and enjoying the surrounding countryside.

The heart of the home is the impressive vaulted kitchen and living area, a beautifully light and airy space designed for both everyday living and entertaining. Bifold doors in the living area fold back completely to open onto the large patio which provides an extensive alfresco living/dining experience. The ground floor is further complemented by a separate utility room and a well-appointed cloakroom. Two generously proportioned ground-floor bedrooms provide excellent flexibility, one of which benefits from an ensuite bathroom.

To the first floor, a striking mezzanine landing overlooks the main living space, enhancing the sense of volume and natural light which could be utilised as a study, ideal for home working, and a spacious double bedroom with its own ensuite bathroom.

Outside, the property enjoys a level, enclosed rear garden offering a peaceful and secure outdoor space, while ample off-road parking adds to the overall convenience. This is a superb opportunity for those seeking a modern home with a strong connection to the surrounding countryside.

Services & Directions:

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

Services: Air Source Heat Pump, mains electric, direct mains water and Klargestep Septic Tank (As advised by our vendors).

Management Fees/Costs (Run by residents of Hurstfold Farm Road): £200 per quarter (£800 per annum) which includes the common land, Klargestep, fencing, common area, driveway, sinking fund, lighting and plants.

SATNAV: GU27 3DD

What3Words ///probably.emporium.blast

Chichester District Council: Tax Band: E (£2,842.68)

EPC Rating: C

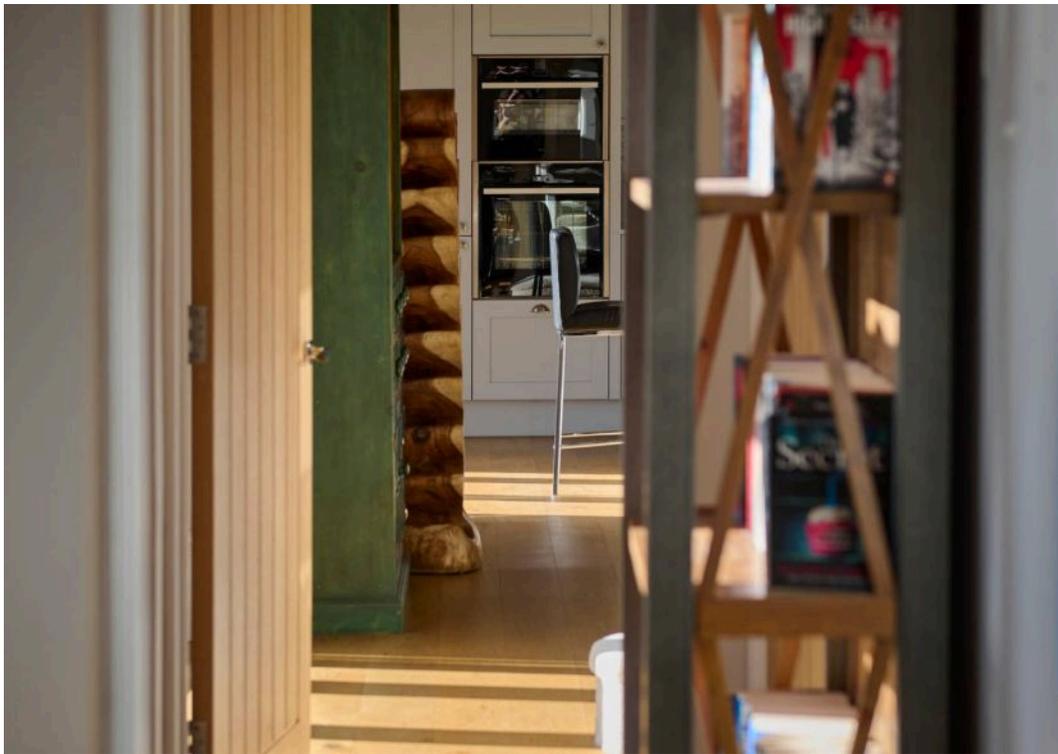
Location:

1 The Stables occupies a peaceful and highly desirable setting on the edge of Fernhurst, within a National Trust protected landscape and the South Downs National Park (Area of Outstanding Natural Beauty). The village centre (approx. 0.6 miles) offers a strong community spirit with local shops, post office, café/community centre, recreation ground, cricket club. There are plenty of village pubs nearby notably the Duke of Cumberland, with its excellent restaurant and beautiful gardens which is in the picturesque nearby village of Henley around a 30 minute stroll through the magnificent forest from the house. Blackdown with its incredible walks and views is also on your doorstep.

Cowdray Park Estate (around 3 miles) provides polo, golf and a renowned farm shop, while Goodwood (approx. 15 miles) offers world-class motorsport and horse racing. Haslemere (about 4 miles) provides broader shopping, leisure facilities and a mainline station with direct services to London Waterloo, alongside easy access to the A3.

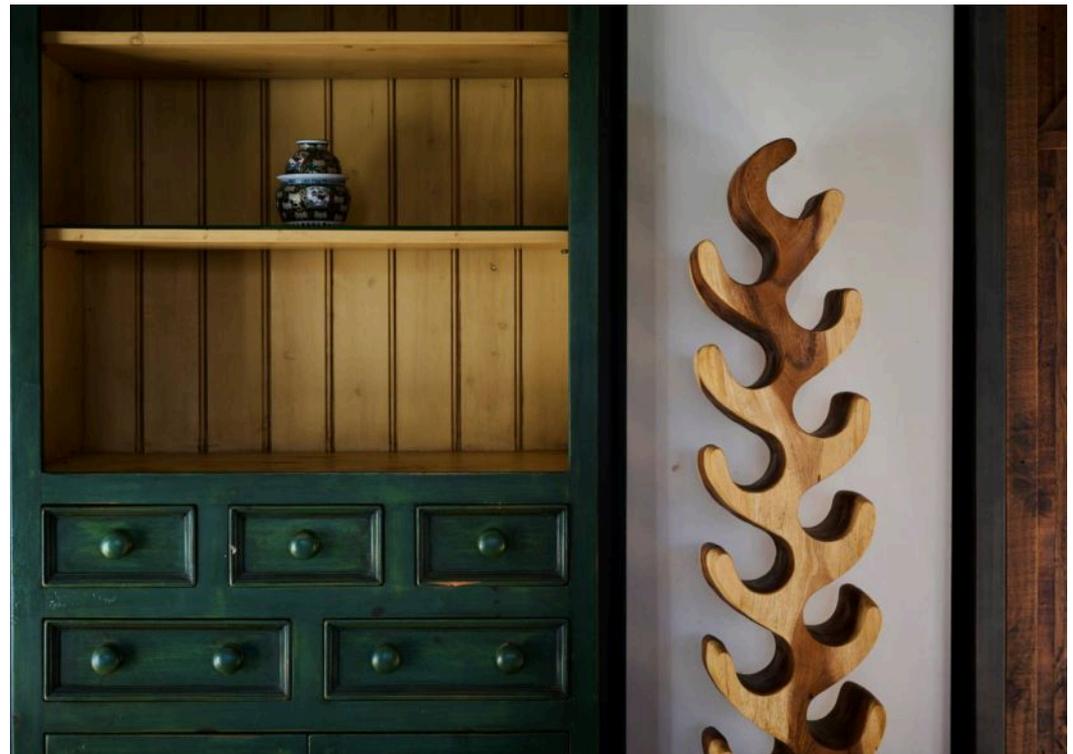
The historic city of Chichester and its coast are within reach (approx. 18 miles), offering beaches, sailing and cultural attractions. Schooling is excellent, with Fernhurst Primary, Midhurst Rother College (Outstanding), and a wide selection of respected primary and independent schools nearby.

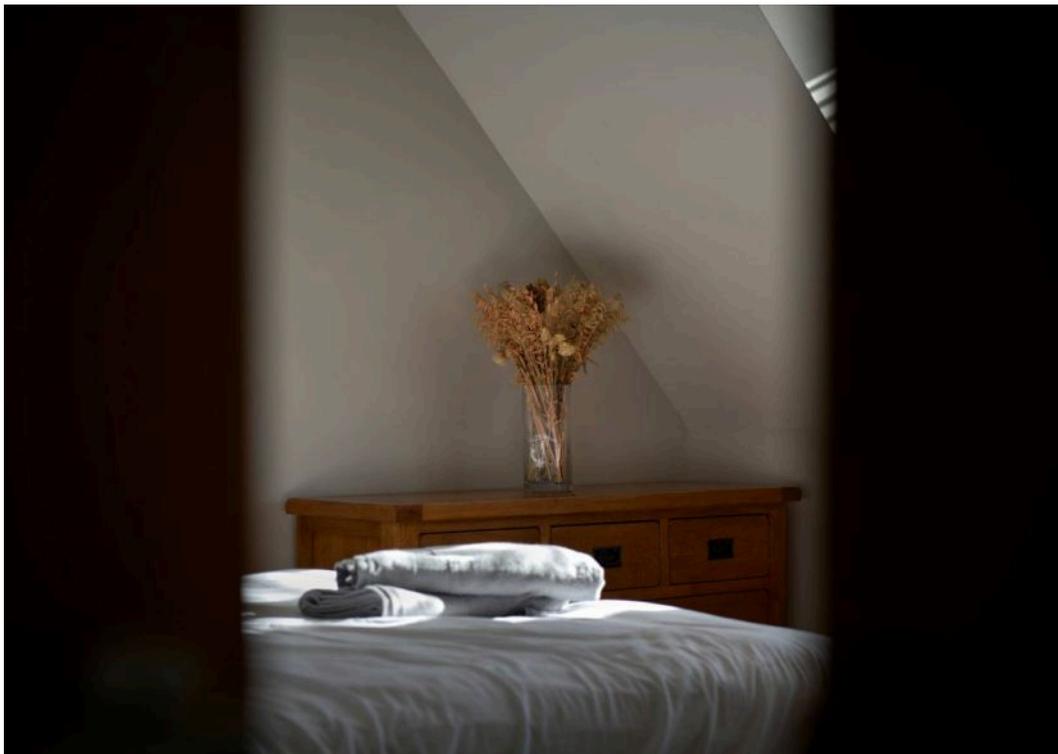
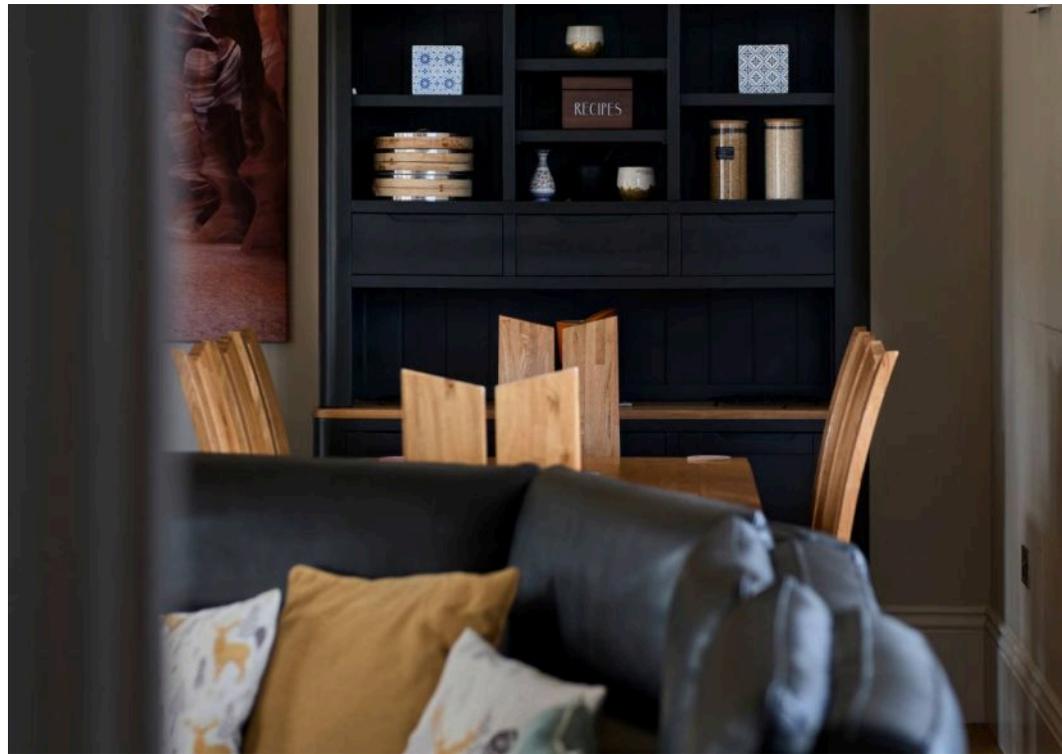
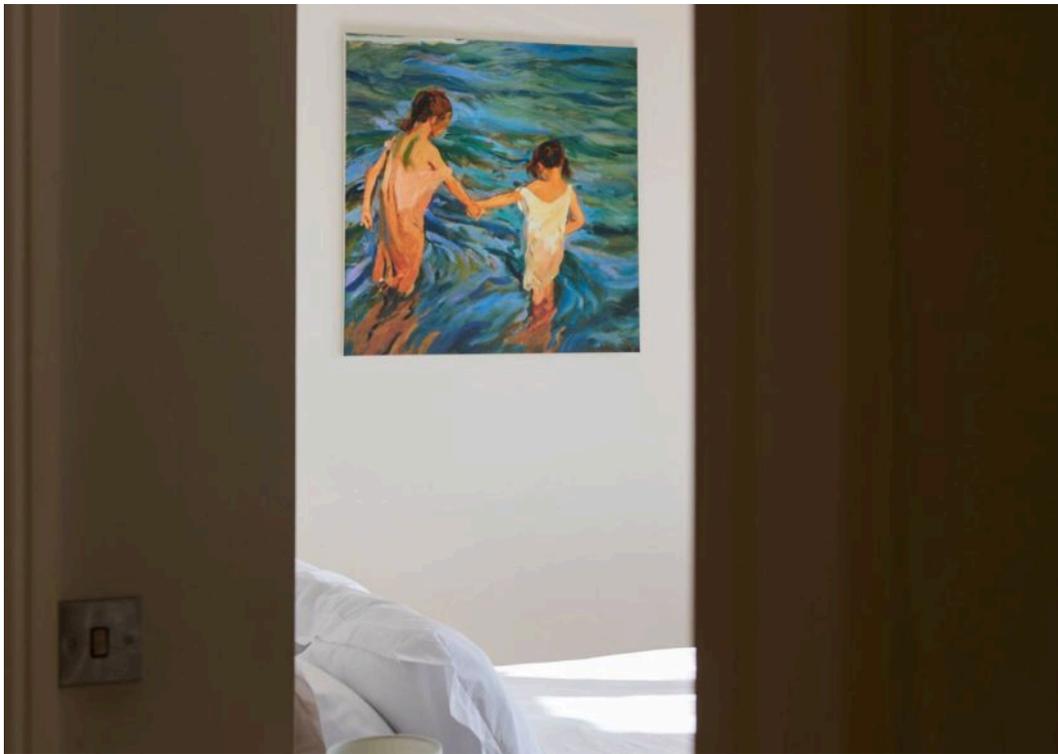
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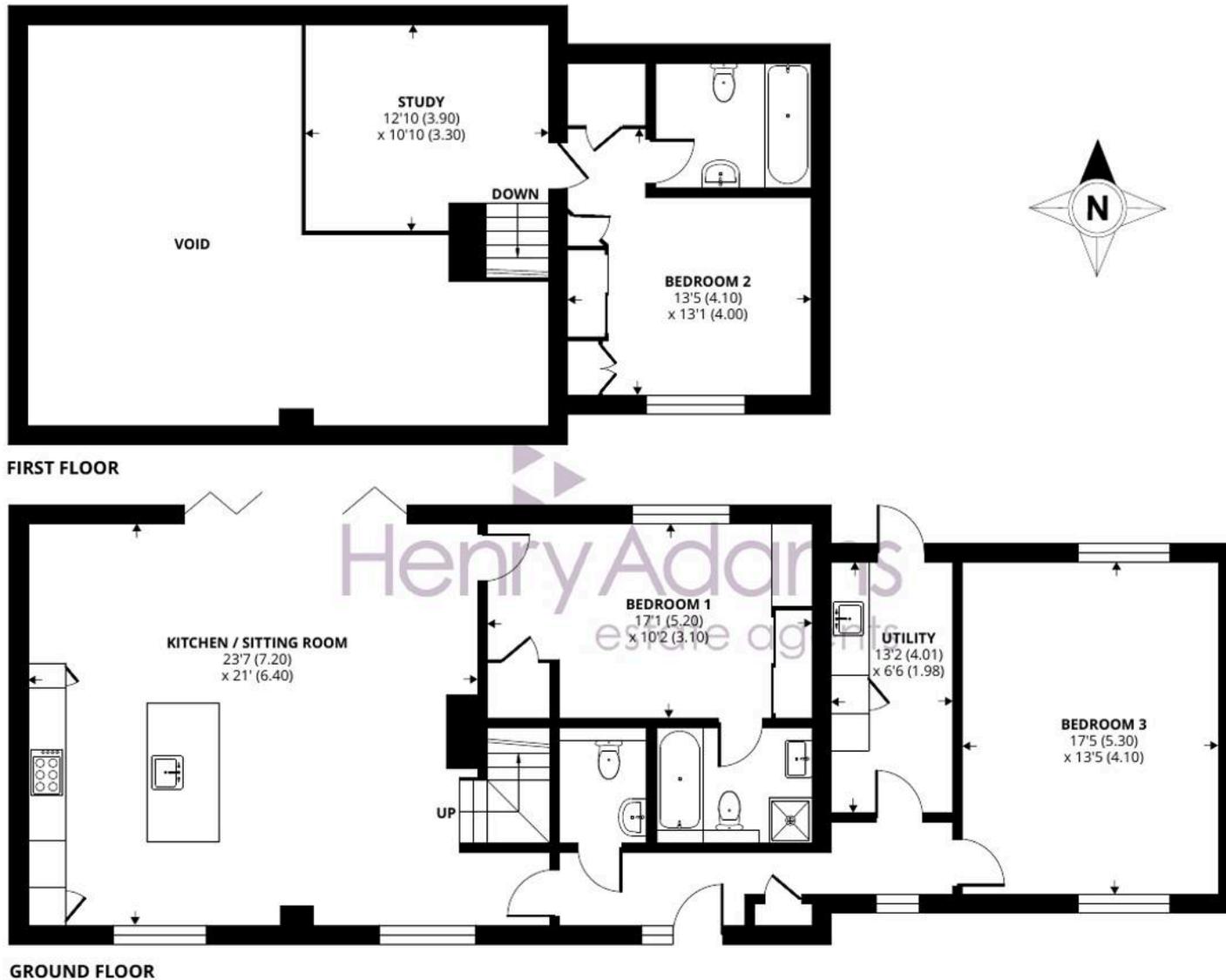












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Approximate Area = 1637 sq ft / 152.1 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Henry Adams. REF: 1406391





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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