

THE Courtyard Magazine



THE
COUNTRY
HOUSE
DEPT.





THE *Courtyard*

Linchmere, Haslemere, West Sussex, GU27 3NG



An attractive detached period stone house believed to date from the early 19th century and carefully modernised. Within the grounds is a superb and generously proportioned self-contained cottage. The property has amazing views across West Sussex to the South Downs.

The principal house offers well-balanced accommodation including three characterful reception rooms comprising a drawing room, dining room and sitting room together with a thoughtfully designed kitchen/breakfast room. On the first floor are two bedrooms and two bathrooms, the layout of the first floor accommodation was previously configured to provide three bedrooms, one with en suite and a further family bathroom.

The secondary cottage provides versatile additional accommodation including two bedrooms, a study, kitchen, bathroom, living room and utility room. Double gates open to a driveway providing parking for several vehicles. The property enjoys a delightful walled garden with lawns, patio and mature planting.







THE FINER *Details*

Bedrooms

2

Reception Rooms

3

Bath/Shower Rooms

2

2 Bedroom Annexe

1

Acreage

0.21

What3Words

///dizzy.aquatics.quote

Co-Ordinates

51° 04' 16" N, 000° 45' 37" W

Services

Mains water and electricity with private drainage
LPG central heating

Listing

Grade II

EPC

Band E

Council Tax

Band G

Local Authority

Chichester District Council













ABOUT THIS *Area*



Linchmere is a highly regarded and picturesque village positioned on the West Sussex/Surrey/Hampshire border, lying to the south-west of Haslemere which is approximately three miles away and provides an excellent range of amenities including a mainline railway station offering direct services to London Waterloo and Portsmouth, together with convenient access to the A3 via the Hindhead Tunnel. Haslemere offers a comprehensive selection of local shops, restaurants, cafés and supermarkets, along with a wide choice of recreational and sporting facilities. The area is also well served by a range of highly regarded state and independent schools. The surrounding countryside is widely recognised for its outstanding natural beauty, much of which is owned and protected by the National Trust. An extensive network of footpaths, bridleways and open heathland provides exceptional opportunities for walking, riding and outdoor pursuits, making the area particularly appealing to those seeking a balance of village life and accessible amenities within a beautiful rural setting.





POINTS OF *Interest*



Towns and Cities

Haslemere 3 miles
Guildford 17 miles
Chichester 20 miles
London 62.1 miles

Pubs & Restaurants

The Rising Sun, Milland
The Duke of Cumberland Arms, Henely
The Georgian, Haslemere

Train Stations

Haslemere Station 2.7 miles
London Waterloo from 49 minutes

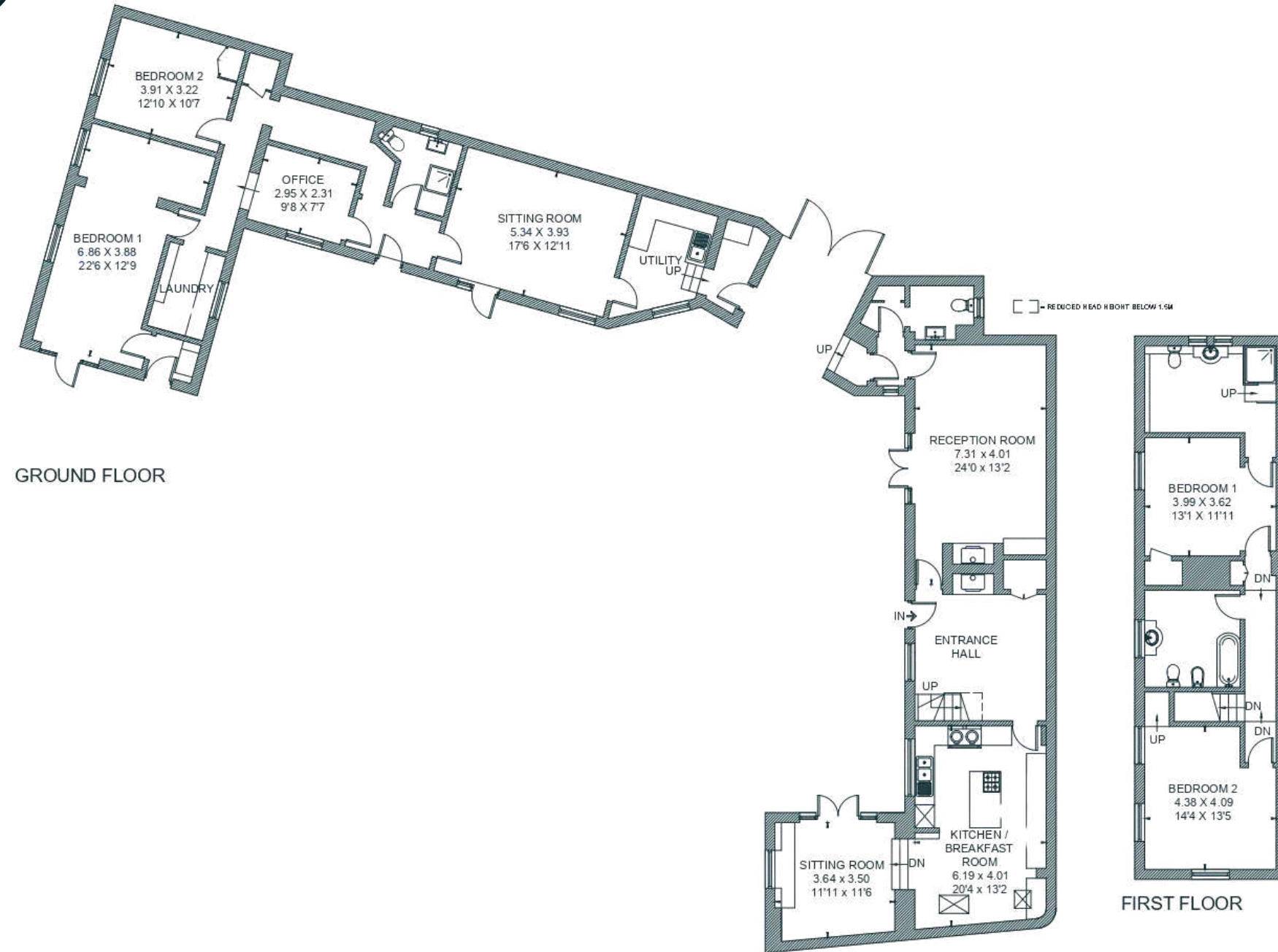
Airports

London Gatwick 40.2
London Heathrow 40.6



FLOORPLANS

The Courtyard



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #101731

Total - 265.5 sq m / 2,854 sq ft
House - 156.5 sq m / 1,684 sq ft | Outbuilding 109 sq m / 1173 sq f

AREA GUIDE

West Sussex 🏠

West Sussex is a picturesque county located in the South East of England, known for its stunning coastline, charming countryside, and historic towns. Bordered by Hampshire to the west, Surrey to the north, and East Sussex to the east, it offers a diverse landscape ranging from the scenic South Downs National Park to bustling seaside resorts. The county is rich in history, with landmarks such as Arundel Castle, Chichester Cathedral, and the Roman ruins at Fishbourne showcasing its heritage. West Sussex is also a cultural hub, hosting numerous festivals, outdoor activities, and vibrant markets that reflect its blend of traditional English charm and modern vitality.

Purchases, Chichester

This popular boutique hotel has a renowned restaurant, cocktail bar and terrace, set in an immaculately restored Grade II-listed Georgian property located in the heart of the historic city.

The Festival of Speed, Goodwood

The Goodwood Festival of Speed is a world-renowned motorsport event held annually in West Sussex, showcasing an exhilarating mix of historic and modern racing cars, celebrity drivers, and thrilling hill climb races.

The Gold Cup, Cowdray

The Gold Cup at Cowdray is one of the most prestigious polo tournaments in the world, held annually at Cowdray Park in West Sussex, attracting elite players and enthusiastic spectators.

Chichester Harbour

Within the Chichester Harbour basin alone there are at least ten sailing or yacht clubs. Chichester Harbour and The Solent offer extensive and varied sailing opportunities for both dinghies and yachts alike.



ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.



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