



Chase Lane, Haslemere, Surrey
POA Freehold

**FERNDOWN CHASE LANE
HASLEMERE SURREY GU27 3AG**

POA

Attractive detached house	Private and tranquil location
Sought after lane	Four bedrooms
Two bathrooms	Sitting room
Boot room, utility and wc	Kitchen and dining room
Detached double garage	One acre plot



In a tranquil, private and elevated setting with fine views, an attractive early 1950s four bedroom detached house in a wonderful part wooded one acre plot.

THE PROPERTY

Located in Chase Lane, one of Haslemere's most desirable leafy lanes and within a very short walk of Blackdown, Ferndown was built in 1952, extended in 1987 and has traditional brick and half tile hung elevations. This well presented property is set centrally within its one acre plot against the backdrop of its own woodland to the rear and a glorious south west facing outlook to the front over lovely terraced gardens and to woodland and the valley beyond. Ferndown has well proportioned accommodation of just over 2,000 sq ft (including garage). There is a kitchen/dining room which could be combined to form a much bigger open plan space - subject to the necessary building regulations approval. Bedroom one has built in wardrobes, an en-suite bath/shower room and enjoys fabulous views. There are three further bedrooms; one double and two singles and family bathroom.



THE GROUNDS

The one acre grounds are an undoubted feature and give the property complete privacy. The driveway leads to a large parking area and detached timber garage before sweeping back down to the entrance gate forming an island with a feature pond. The gardens are planted with specimen acers and rhododendrons and at the front the terraced lawns enjoy a south west aspect. To the rear the garden rises up into the established woodland and has attractive York stone retaining walls and idyllic spots to take advantage of the views. There is a greenhouse and garden shed.

SITUATION

Haslemere offers a comprehensive range of shops including Waitrose, Tesco, M & S Food, Boots, Space NK and W H Smith along with boutiques, restaurants, public houses and coffee bars including Costa. There are two hotels; The Georgian in the High Street and Lythe Hill on the edge of the town which has a spa. There are two sports centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground and Woolmer Hill School. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private. The county town of Guildford is just 15 miles distant and Goodwood where the popular racecourse, Festival of Speed and Revival are held is within easy reach. The main line station provides a fast and frequent service into London Waterloo in under one hour and the A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.

High Street 0.8 miles
Main line station 1.3 miles
A3 at Hindhead 4.5 miles
A3 at Milford 8 miles
Guildford 15 miles

All distances approximate

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Approximate Area = 2030 sq ft / 189 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Clarke Gammon. REF: 748287

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band G

SERVICES

Mains water, private drainage, electricity and gas (new boiler installed 2020)

23rd November 2022 PM/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	82
England & Wales	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in Haslemere High Street proceed south turning left at the Town Hall into Petworth Road. Continuing for approximately 0.5 mile then turn right into Haste Hill. At the top of the hill, continue over the crossroads (5 junctions) into Tennysons Lane, bearing right shortly after into Chase Lane. The property will be found on the left hand side after a short distance.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

