



Old Glebe, Fernhurst, Haslemere, Surrey
Guide Price £565,000 Freehold

CLARKE  GAMMON
1919

11 OLD GLEBE FERNHURST HASLEMERE SURREY GU27 3HS

Guide Price £565,000

Semi detached family house	Main bedroom with dressing area and en-suite
Two further bedrooms	Family bathroom
Two reception rooms	Kitchen and utility room
Considerable scope to extend	Rear garden with summerhouse/office
Garage and parking	NO ONWARD CHAIN



**A superbly presented three
bedroom semi detached house
having a large west facing
garden in a quiet cul de sac
within the popular village of
Fernhurst.**

THE PROPERTY

This spacious 1950s built semi detached house is brought to the market with NO ONWARD CHAIN. The ground floor comprises sitting room with front and rear aspect, fabulous kitchen having two built-in ovens, dining room, rear lobby/boot room and utility room. On the first floor are three good sized double bedrooms; bedroom two has built in wardrobes and bedroom one is approached through a dressing room. In addition there is a luxuriously appointed wet room and separate family bathroom. Other features of note include oak internal doors, double glazed windows and contemporary style Camaro flooring in the sitting room, dining room and kitchen.

Even though the property has been extended on the first floor, it still provides considerable potential to extend to the rear and into the loft and garage, subject to Planning Permission.



THE GROUNDS

The impressive frontage has a resin driveway providing parking for two cars leading to the single garage and matching path to the covered entrance porch. The beautifully landscaped west facing rear garden has a large resin sun terrace with lawns either side of a paved footpath that leads to a greenhouse, shed and summerhouse/home office.

SITUATION

Surrounded by beautiful countryside on the Surrey/West Sussex border and within the South Downs National Park, Fernhurst offers day to day amenities as well as the opportunity for scenic walks and riding. Located within a few minutes walking distance is a post office / general store, greengrocer, chemist, hairdresser, doctors surgery, primary school and village hall. The Red Lion, a popular public house overlooks the village green and close by are the Kings Arms and Duke of Cumberland at Henley. Nearby Haslemere provides a comprehensive range of shops, boutiques, coffee houses, restaurants, public houses as well as M&S Food Hall, Waitrose, Tesco, Costa and Space NK. The main line station offers fast and frequent services into London Waterloo from 49 minutes. Lythe Hill Hotel on the outskirts of the town has a spa and The Edge, Haslemere Leisure Centre and Recreation Ground provide a wide range of activities. There is a good selection of state and private schools for all ages in the area.

Fernhurst Primary School 0.2 miles
Village Centre shops and amenities 0.4 miles
Haslemere High Street 2.9 miles
Haslemere main line station 3.5 miles
Midhurst 5 miles

All distances approximate



Old Glebe, Fernhurst, Haslemere, GU27

Approximate Area = 1448 sq ft / 135 sq m (includes garage)

For identification only - Not to scale

LOCAL AUTHORITY

Chichester District Council

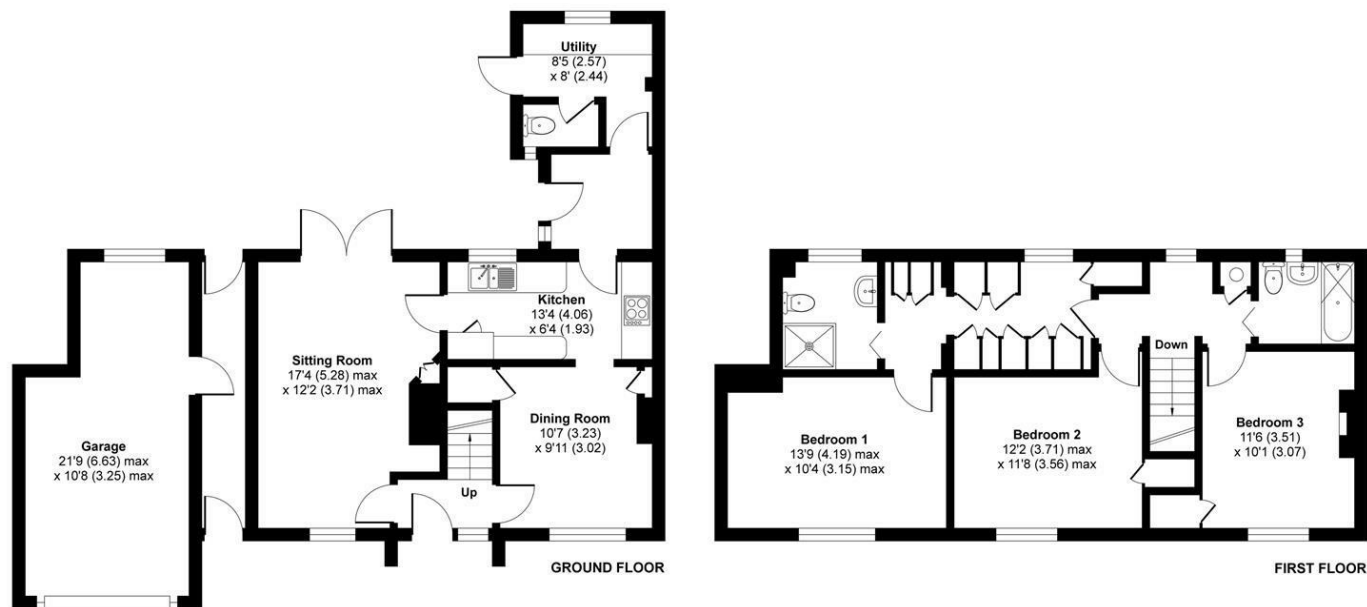
COUNCIL TAX

Band D

SERVICES

All main services, gas central heating

14th August 2023 PM/dr



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Clarke Gammon. REF: 792719

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall and 2nd left up Shepherds Hill (A286 Midhurst). Continue for approximately 3 miles and as you go down the hill into the village turn left into Hogs Hill. Old Glebe will be found after a short distance on the right and No.11 is on the right hand side.

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
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LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
T: 01483 223101

