



**Chesholt Close, Fernhurst, Haslemere, Surrey**  
**Guide Price £550,000 Freehold**



**10 CHESHOLT CLOSE FERNHURST  
HASLEMERE SURREY GU27 3EB**

**Guide Price £550,000**

Well presented semi detached house

Three bedrooms

Sitting room

Large well maintained gardens

Garden store and workshop / studio

Quiet village cul de sac

Large open plan kitchen / dining room

Shower room

Driveway and garage

Close to local school and village centre



**A well presented semi detached  
three bedroom house having a  
large well maintained garden, in  
a quiet cul de sac close to  
Fernhurst Primary School and  
Village Centre.**

**THE PROPERTY**

The property was built during the 1930s and a more recent rear extension has created a fabulous open plan kitchen/dining room with double glazed doors spilling out onto the rear garden. The two Velux windows make this a light and airy space to sit and dine or work from home. Within the kitchen area is a range of modern units with integrated appliances including a dishwasher. The sitting room enjoys a front aspect over the garden emphasised by the wide bay window. On the first floor are three bedrooms; the front aspect main bedroom has a range of built-in wardrobes, bedroom two is a double and overlooks the rear garden and bedroom three is a single room that could be used as a study.



## THE GROUNDS

A long drive providing parking for at least three cars runs along the side of the house and leads to the detached garage. The front garden has a small lawn and established flower and shrub borders and the excellent sized rear garden is well maintained with a patio area adjoining the rear of the house and another further down the garden. There are lawns and outbuildings including a store to the rear of the garage, detached workshop/studio and large greenhouse.



## 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. There is a newsagent / 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 local shops, boutiques, restaurants, coffee shops and 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. There is a good selection of state and private schools for all ages in the area.

Village School on foot 400ft  
Village Centre shops on foot 0.2 miles  
Haslemere High Street 3 miles  
Haslemere main line station 3.5 miles  
A3 access at Hindhead 5 miles  
Midhurst 5.5 miles

All distances approximate

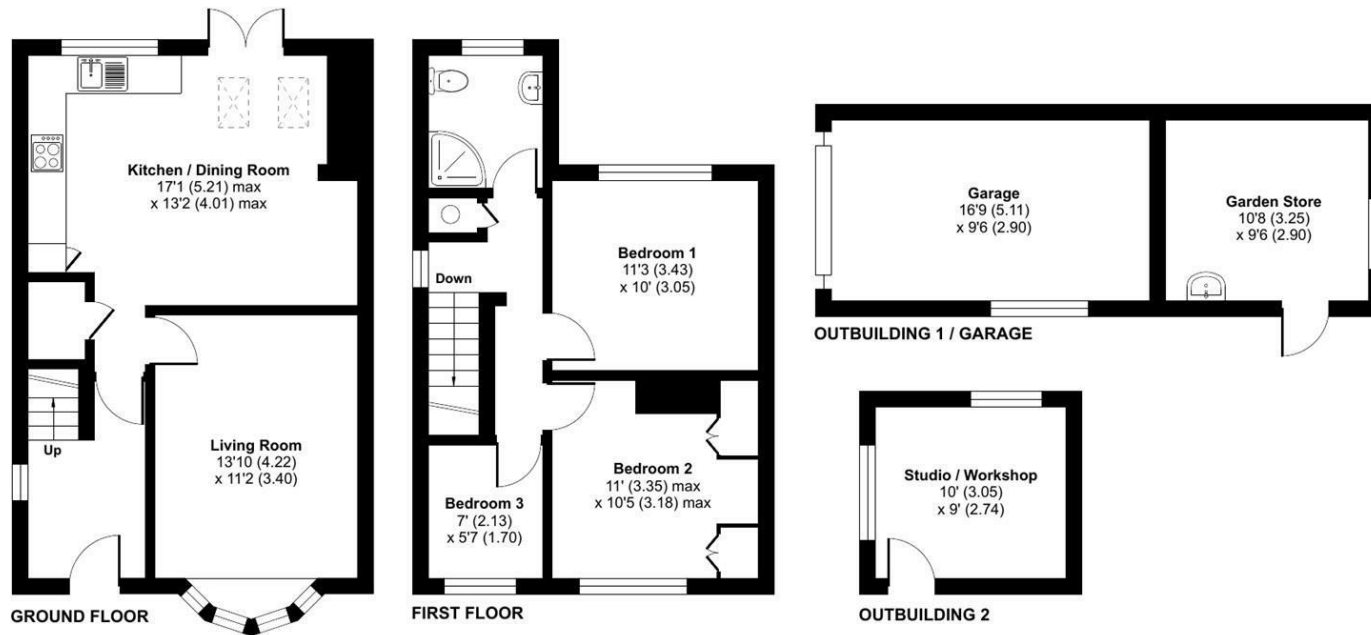
# Chesholt Close, Fernhurst, Haslemere, GU27

Approximate Area = 1047 sq ft / 97.2 sq m (includes garage)

Outbuildings = 191 sq ft / 17.7 sq m

Total = 1238 sq ft / 114.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 988103

## LOCAL AUTHORITY

Chichester District Council

## COUNCIL TAX

Band E

## SERVICES

All main services

24th August 2023 PM/dr

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## CG HASLEMERE OFFICE

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## DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall then second left up Shepherds Hill (A286 Midhurst). Continue for just over two miles and Chesholt Close will be found on the right hand side just after passing Fernhurst Primary School.

## 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

