



**Chilcrofts Road, Kingsley Green, Haslemere, Surrey**  
**Guide Price £800,000 Freehold**

CLARKE  GAMMON

OAK BORDER CHILCROFTS ROAD KINGSLEY  
GREEN HASLEMERE SURREY GU27 3LS

**Guide Price £800,000**

Principal bedroom with en-suite

Two further double bedrooms

Bedroom four/dressing room/study

Spacious kitchen/breakfast room and utility

Sitting room with open fireplace

Dining room with square bay

Attractive south westerly facing gardens

Garage and parking for 4 / 5 cars

Close to common land

Scope to enlarge roof void STPP



**A stylishly presented cottage occupying an established position in the lea of Marley Common, only two miles from Haslemere High Street and main line station.**

#### THE PROPERTY

Oak Border is a mature detached cottage that has been enlarged and adapted from its original form and tastefully modernised to provide a stylish family home retaining many original features. The sitting room has an open fireplace, range of fitted display and storage units and the original polished herringbone oak block floor that continues through the dining room and entrance hall. The kitchen/breakfast room is an undoubted feature with its walk in larder and good sized utility room. The principal bedroom features fitted wardrobes and an en-suite shower room, there are two further double bedrooms, family bathroom and bedroom four/study/dressing room.



## THE GROUNDS

Accessed through double gates there is a part walled and brick paved courtyard providing parking for four/five cars and a dilapidated garage. A brick archway leads to the pretty cottage gardens which feature a range of colourful specimen plants and trees and level lawns. The whole enjoys a sunny south westerly aspect with views over Marley to the west.

## SITUATION

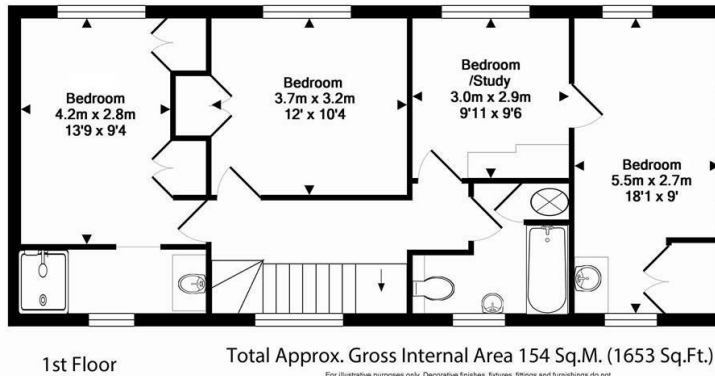
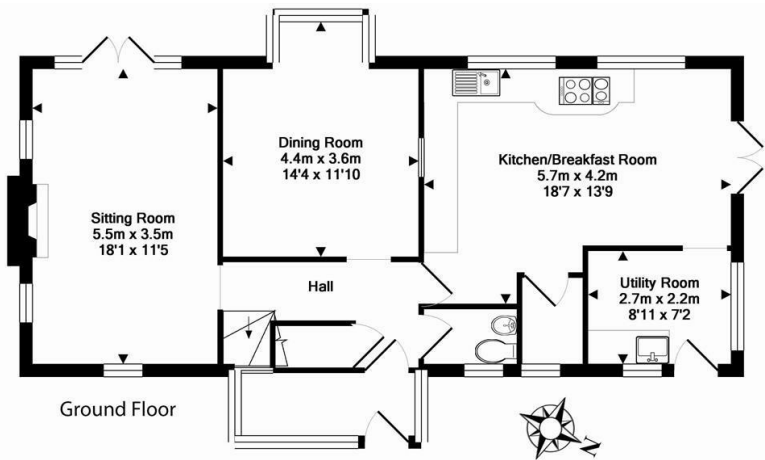
Kingsley Green sits just to the north of Fernhurst village which offers day to day amenities including newsagent / general store, greengrocer, chemist, hairdresser, doctors surgery, primary school and village hall. The Red Lion, a popular public house overlooks the Village Green and close by are the Kings Arms and Duke of Cumberland at Henley. The village is surrounded by many acres of common land much of it owned by the National Trust and/or within the South Downs National Park.

Nearby Haslemere provides a comprehensive range of shops, boutiques, coffee houses, restaurants and public houses as well as M&S Food Hall, Waitrose and Tesco. 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 in the area.

Fernhurst village centre 1.25 miles  
Haslemere town centre 2 miles  
Haslemere main line station 2 miles  
A3 access at Hindhead 4 miles  
Midhurst 6 miles  
Guildford 16 miles

All distances approximate



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. www.energysaveuk.com

#### LOCAL AUTHORITY

Chichester District Council

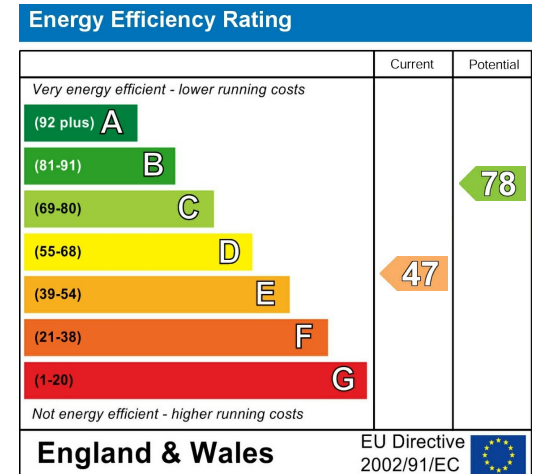
#### COUNCIL TAX

Band G

#### SERVICES

All main services, double glazing

16th February 2024 PM/dr



#### CG HASLEMERE OFFICE

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#### DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill ( A286 Midhurst). Continue for approximately two miles and Chilcrofts Road will be found on the right with Oak Border being the first house on the right.

#### 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

