



Ropes Lane, Fernhurst, Haslemere, Surrey
Guide Price £1,600,000

CLARKE  GAMMON
1919

Kingshott

ROPES LANE FERNHURST HASLEMERE SURREY GU27 3JD

Guide Price £1,600,000 Freehold

Kingshott is a beautiful and tastefully presented period house dating back to the 17th Century nestling in a glorious and private position on the picturesque semi rural fringes of Fernhurst.

This charming character home has a wonderful blend of original period features combined with practical family living with the signature room being the spacious bespoke kitchen/breakfast room with it's large quartz topped island, oak floor, hand made cabinetry and bi-fold doors which spill out onto the south west facing terrace and garden. The sympathetic colour scheme has enhanced the natural light throughout the property. Painted beams in the dining/family room combine with the oak floor and fireplace which has a woodburner. The bright and spacious triple aspect sitting room beyond also has a fireplace and wood burner. Also on the ground floor is the study, main entrance hall, handy cellar and side hall with a utilities cupboard and cloakroom. Taking full advantage of the views - all four bedrooms enjoy the south west facing aspect over the rear garden. The main bedroom has wall to wall fitted wardrobes and drawers and an en suite bathroom. Bedrooms two, three and four are complemented by two further shower rooms.

Kingshott is approached by its generous shingled driveway leading to the detached triple oak framed garage which incorporates a temporary home office. In a slightly elevated yet private position, the gardens lie mainly to the south and west of the property with the full width redbrick rear terrace overlooking the lower lawn. To the side is a further beautifully manicured lawn with feature Yew tree, shed, fruit trees and established hedged and tree-lined boundaries ensuring a high degree of privacy.

- Reception room
- Superb triple aspect sitting room with open fire
- Superb kitchen/breakfast room measuring approximately 20' x 20'
- Three further double bedrooms
- Triple oak garage (incorporating temporary home office)
- Cloakroom and utility
- Heavily beamed family/dining room with open fire
- Impressive principal bedroom suite
- Two separate shower rooms
- Beautiful private gardens of approaching one acre

CG HASLEMERE

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Local Authority: Chichester District Council Tax Band G

Services: Oil Fired Central Heating, Private Drainage

NB: As required by Section 21 Estates Agent Act 1979, we give notice that this property is owned by an employee of Clarke Gammon









SITUATION

Surrounded by beautiful countryside on the Surrey/West Sussex border and within the South Downs National Park, Kingshott occupies an established and mature setting close to the Village Green and Red Lion public house. 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. 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.

There is a good selection of state and private schools for all ages in the area. To the south, Midhurst provides shops and amenities for most day-to-day needs. Polo and golf can be enjoyed at Cowdray Park and Goodwood Racecourse and Goodwood House - home of the world famous Festival of Speed and Revival motoring events - are within easy reach.



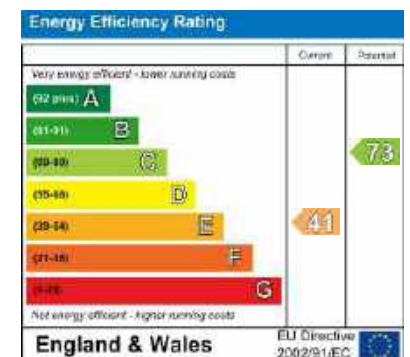
DIRECTIONS

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 Fernhurst turn left into Hogs Hill. Ropes Lane will be found approximately 0.3 miles after passing The Red Lion PH on your left. Kingshott is some 300m up Ropes Lane on the right

2nd October 2023 SRC/dr

- Fernhurst Village Centre - 1.1 miles**
- Haslemere Town Centre & MLS - 4 miles**
- A3 Access at Hindhead - 6.5 miles**
- Liphook - 6.5 miles**
- Midhurst - 5.4 miles**
- Chichester - 17.3 miles**

All distances approximate





Ropes Lane, Haslemere, GU27

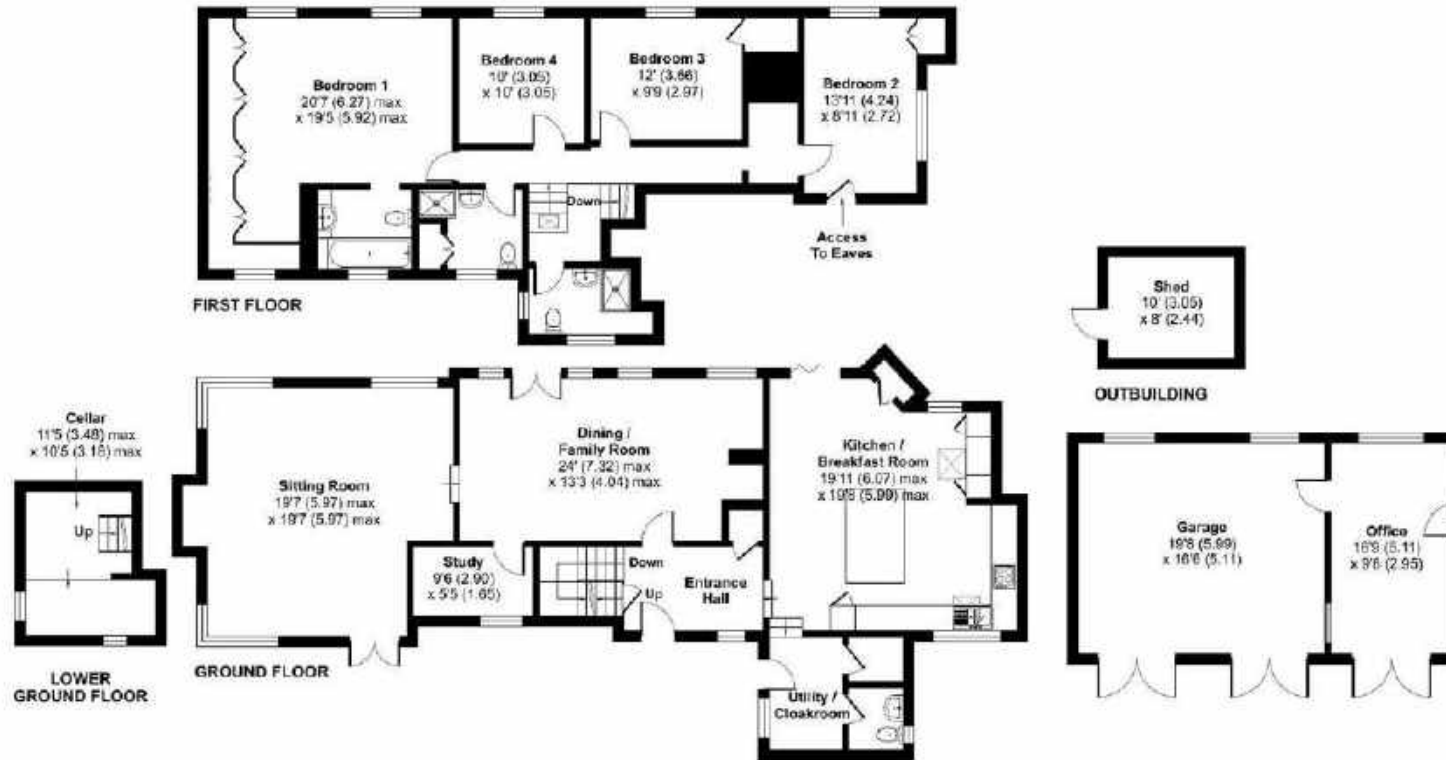
Approximate Area = 2458 sq ft / 228.3 sq m

Garage = 500 sq ft / 46.5 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 3038 sq ft / 282.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rchocom 2023. Produced for Clarke Gammon. REF: 1030631

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

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