Haslemere Road, Fernhurst, Haslemere, Surrey
Guide Price £315,000 Freehold

CLARKE C·G GAMMON
1919

APPLEWOOD COTTAGE 26 HASLEMERE ROAD FERNHURST HASLEMERE SURREY GU27 3EA

Guide Price £315,000

- Modern cottage style end terrace house
- White bathroom suite
- Kitchen
- Gas central heating
- Courtyard garden and parking

- Two double bedrooms with wardrobes
- Sitting/dining room
- Double glazing
- Village centre location
- NO ONWARD CHAIN

A modern and well presented end of terrace cottage style home in the heart of the village of Fernhurst, offered with NO ONWARD CHAIN.

THE PROPERTY

Applewood Cottage forms part of this small modern development just a short walk from the village centre and primary school. The properties have either stone or half tile hung elevations giving them a character appearance.

There is a well equipped kitchen having a range of floor and wall units, wooden floor, integrated oven and hob and freestanding fridge/freezer and washing machine. Off the hall is a handy cloakroom and at the rear of the house is the sitting/dining room which has a fireplace and double doors opening out onto the courtyard garden.

On the first floor are two double bedrooms, both having a range of built-in wardrobes and a bathroom. There is a large loft space which could be converted, subject to Planning Permission.

THE GROUNDS

Set behind attractive railings, the front garden has a small patio and paved steps up to the covered entrance porch. There is access down the side of the house where there are tandem allocated parking spaces and at the rear there is a paved courtyard enclosed by panel fencing.

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.

Village Centre shops and amenities 400 ft
Primary School 0.1 mile
Haslemere Town Centre 3 miles
Haslemere main line station 3.5 miles
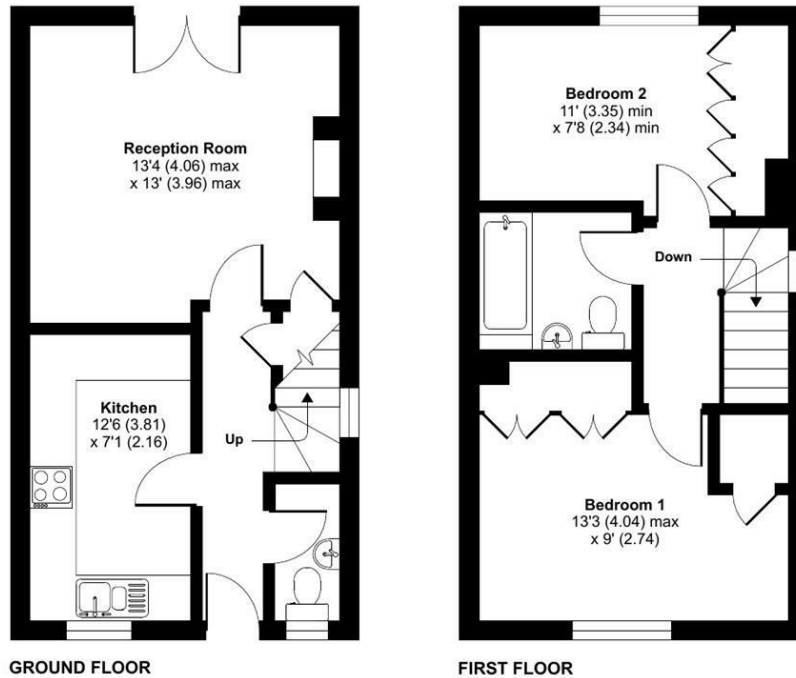Midhurst 5 miles

All distances approximate

Haslemere Road, Fernhurst, Haslemere, GU27

Approximate Area = 702 sq ft / 65.2 sq m
For identification only - Not to scale

GROUND FLOOR

Reception Room
13'4 (4.06) max
x 13' (3.96) max

Kitchen
12'6 (3.81)
x 7'1 (2.16)

Up

FIRST FLOOR

Bedroom 2
11' (3.35) min
x 7'8 (2.34) min

Down

Bedroom 1
13'3 (4.04) max
x 9' (2.74)

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2023.
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LOCAL AUTHORITY
Chichester District Council

COUNCIL TAX
Band D

SERVICES
All main services

15th January 2024 PM/dr

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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 until reaching Fernhurst were the property will be found on the left hand side 0.2 miles after passing the turning to Hogs Hill on the left.

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.