



Vann Road, Haslemere, Surrey  
Price Guide £600,000 Freehold

67 VANN ROAD  
HASLEMERE SURREY GU27 3NP

Price Guide £600,000

Well presented character  
cottage

Three bedrooms

Garage and gym/home office

Vaulted ceiling  
kitchen/dining room

Sitting room with wood  
burner

Refitted bathroom

Double glazing and gas  
central heating

Fabulous views to front and  
rear



**A delightful and well-presented character cottage on the semi-rural fringes of Fernhurst with amazing countryside views and large level gardens.**

#### THE PROPERTY

Formally a farm workers cottage, Home Cottage is a charming period home which has retained all its character, whilst benefitting from extensive renovation by the current owners. A modern rear extension with an oak-framed vaulted ceiling houses the refitted kitchen with oak worktops, wood effect porcelain flooring with underfloor heating, an open plan dining area and bifold doors to the south facing sundeck and extensive rear garden. The front aspect sitting room has a bay window with attractive plantation shutters, original strip treated floorboards and an inset Stovax wood burner. A modern bathroom and a handy under the stair's utility cupboard complete the ground floor. On the first floor are the 3 bedrooms. Bedroom 1 has fabulous far-reaching views of nearby farmland, a built-in cupboard and a range of fitted wardrobes and dressing table. Bedrooms 2 & 3 have rear aspect views over the gardens and towards the South Downs. For anybody working from home there is a high specification cedar clad gym/home office which is double glazed, heated, hard wiring for the internet, sown lawn and a raised sundeck overlooking adjoining countryside.



## THE GARDEN AND GROUNDS

The property has off-street parking with a brick paved driveway leading to the detached garage which has power, light and an automatic roll style door and a workshop, with access from the rear of the garage. The large south facing rear garden has a sundeck, a level lawn which is enclosed by fencing and the purpose built gym/home office is located to the bottom of the garden with its raised sundeck providing an idyllic spot to watch the wildlife or the sun going down.

## 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 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. The two hotels, Lythe Hill and the Georgian both have spas and The Edge, Haslemere Health 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.

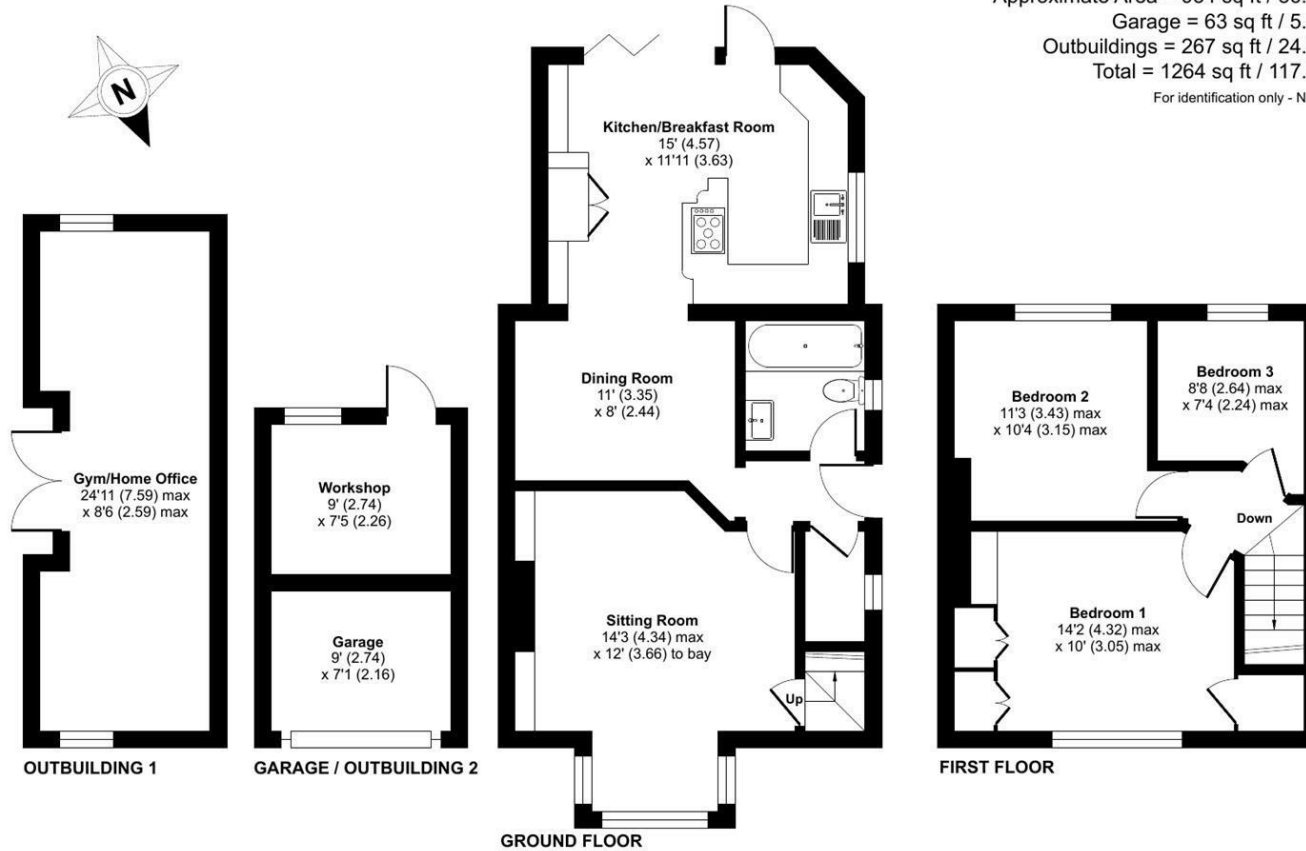
Village Centre amenities 0.7 miles  
Fernhurst Primary School 0.9 miles  
Haslemere High Street 4 miles  
Haslemere main line station 4.5 miles  
Midhurst 5 miles  
Chichester 17 miles  
Guildford 18 miles

All distances approximate

# Vann Road, Fernhurst, Haslemere, GU27

Approximate Area = 934 sq ft / 86.7 sq m  
 Garage = 63 sq ft / 5.8 sq m  
 Outbuildings = 267 sq ft / 24.8 sq m  
 Total = 1264 sq ft / 117.3 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 2024. Produced for Clarke Gammon. REF: 1071059

## LOCAL AUTHORITY

Chichester District Council

## COUNCIL TAX

Band E

## SERVICES

Mains water, electricity, gas central heating and private drainage/septic tank

24th January 2024 PM/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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>81</b>
	<b>68</b>	
<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 bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst). Continue out of the town and after approximate three miles you will enter Fernhurst. Turn right at the crossroads in the centre of the village into Vann Road

## 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  
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MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
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