



3 Cherrylands Close, Fernhurst, Haslemere GU27 3PH
Freehold

CLARKE  GAMMON

3 CHERRYLANDS CLOSE, FERNHURST, HASLEMERE GU27 3PH

Well presented detached
modern bungalow

3 bedrooms

Cloakroom/utility room

Living room/dining room

Single garage with parking

Village centre cull-de-sac
location

ensuite shower room

Smart kitchen/breakfast
room

Low maintenance enclosed
rear garden

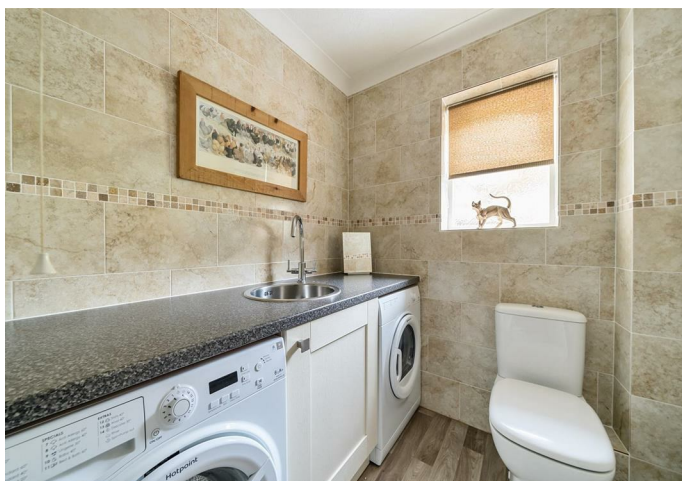
Double glazing and gas
heating system



**Modern and very well presented
detached 3 bedroom bungalow
in a quiet cul-de-sac right in the
heart of the popular village of
Fernhurst.**

THE PROPERTY

Perfectly and conveniently situated for all of the central village amenities, this 1997 built detached bungalow is the perfect balance of 3 bedrooms, one of which could be used as a garden room or office. Bedroom 1 has two built-in wardrobes and has a refitted ensuite shower room and also a cloakroom/utility room. The smart and well-appointed double aspect kitchen has also been refitted and the L-shaped living/dining room has a front aspect and fireplace with a gas fire. The bungalow is being offered to the market with the convenience of no onward chain, has gas central heating and low maintenance gardens. There are just 3 other properties located in this private close.



THE GROUNDS

To the front of the property there is driveway parking leading to a single garage with a personal door to the garage. The rear garden is fully enclosed by paneled fencing to both side and is primarily laid to paved patio for low maintenance and has flower and shrub raised beds.

SITUATION

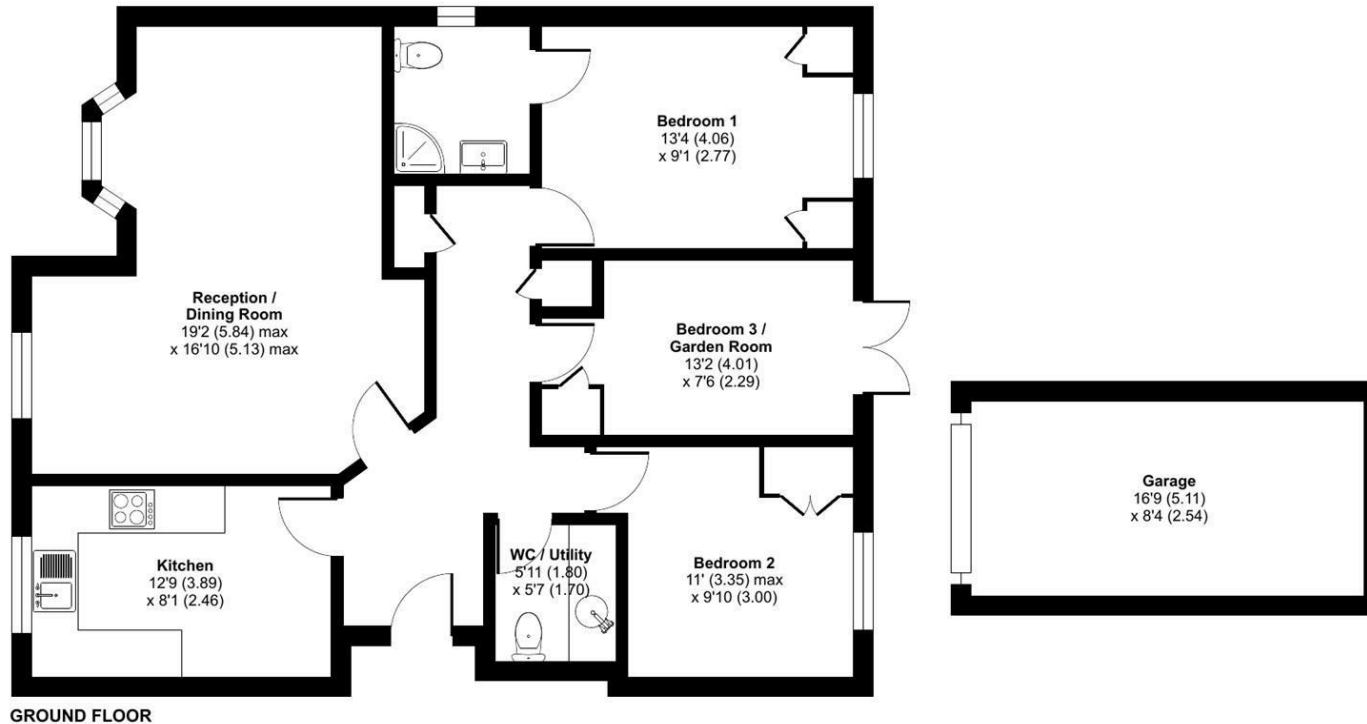
Surrounded by beautiful countryside on the Surrey/West Sussex border and within the South Downs National Park, Fernhurst offers day to day amenities as well as the opportunity for scenic walks and riding. There is a newsagent / general store, greengrocer, chemist, hairdresser, doctors surgery, primary 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. 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.

Fernhurst Primary School 7 miles
 Fernhurst Village Centre amenities 0.1 miles
 Haslemere High Street 3.4 miles
 Haslemere Main line station 3.7 miles
 Midhurst 5.1 miles

All distances approximate

Cherrylands Close, Fernhurst, Haslemere, GU27

Approximate Area = 918 sq ft / 85.2 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 1058 sq ft / 98.2 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1153960

LOCAL AUTHORITY

Chichester

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
 gas central heating

18th February 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

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 and Cherrylands is immediately on your right hand side.

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

