



6 Church Road, Haslemere, Surrey GU27 3HZ

CLARKE  GAMMON  
1919



## 6 CHURCH ROAD HASLEMERE SURREY GU27 3HZ

Superbly modernised  
refurbished

3 double bedrooms

Newly refitted  
kitchen/breakfast room

Parking and garage

Outbuilding with WC

Quiet central village location

Sitting/dining room

Refitted bathroom

Level south facing rear  
garden

Stones throw from Fernhurst  
village shops



**Having been superbly  
modernised and refurbished a  
late Victorian 3-bedroom period  
home nestled in the heart of  
Fernhurst village centre.**

### THE PROPERTY

6 Church Road is an attractive red brick late Victorian semi-detached house from around 1880, set back from this quiet leafy village centre lane. The property has been thoughtfully modernised and refurbished, but maintains all of its charm and character feel. The main living space, a delightful through sitting/dining room as a dual aspect to the lane at the front and to the rear over the lovely south facing rear garden, it has a beautiful oak parquet floor, period radiators and fireplace. A stunning kitchen/breakfast room also looks out to the rear garden and has side door access, a full range of fitted and integrated appliances and breakfast bar. 3 good sized double bedrooms are located on the first floor with bedroom 1 having built in wardrobes, a double aspect and lovely views towards Fernhurst church. All 3 bedrooms are complimented by a smart recently updated bathroom, the property has gas central heating, controlled through a Nest heating system and attractive sash style windows.

Current planning permission to convert the garage to office/4th bedroom: SDNP/22/04078/HOUSE  
(<https://www.southdowns.gov.uk/planning-applications/find-an-application>)



## THE GARDEN AND GROUNDS

The front of the property is a driveway providing off street parking and leads to the integral garage. There is a side pathway leading to the level rear garden, mainly laid to law and enjoying a sunny south facing aspect. There is a brick built outhouse with storage and WC.

## 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. 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.

Haslemere town centre 3 miles  
Haslemere main line station 3.5 miles  
Midhurst 5 miles  
Chichester 17.5 miles  
Guildford 18 miles

All distances approximate



## Church Road, Fernhurst, Haslemere, GU27

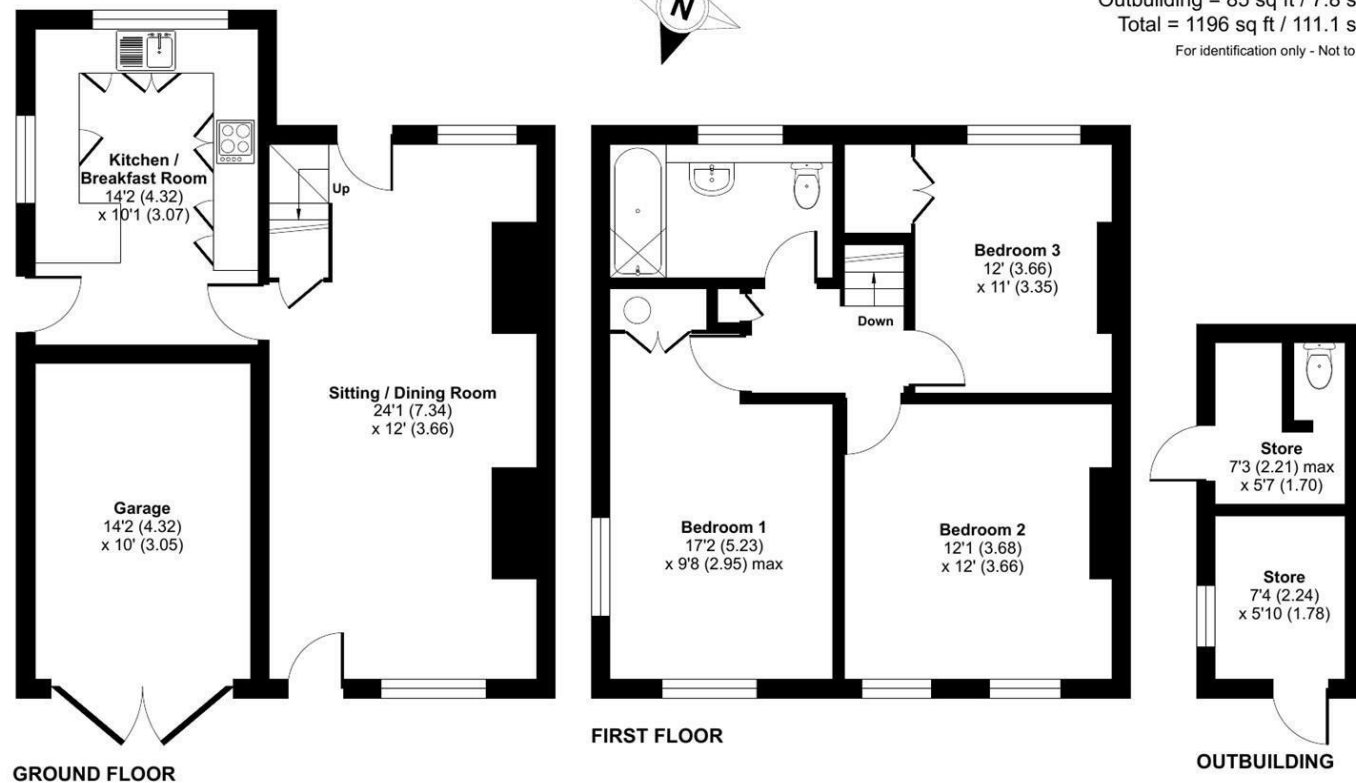
Approximate Area = 974 sq ft / 90.4 sq m

Garage = 137 sq ft / 12.7 sq m

Outbuilding = 85 sq ft / 7.8 sq m

Total = 1196 sq ft / 111.1 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: 1159506

### LOCAL AUTHORITY

Chichester District Council

### COUNCIL TAX

Band E

### SERVICES

Mains water, electricity, mains drainage  
gas central heating

20th December 2024

### 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>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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### 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 second left up Shepherds Hill (A286 Midhurst Road). Continue for approximately three miles and upon reaching the crossroads in the centre of Fernhurst turn left into Church Road and No. 6 will be found on the 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

