



Haslemere Road, Fernhurst, Haslemere, Surrey
Freehold

CLARKE  GAMMON
1919

**17A HASLEMERE ROAD
HASLEMERE SURREY GU27 3EA**

Stunning family house	3 Double bedrooms
Family bathroom & En suite shower room	Fabulous open plan kitchen/dining room
Living room with wood burner	TV/Family room
Level West facing garden with views	Close to village school
Ample off street driveway parking	Gas central heating and double glazing



**An exciting, unique and spacious
three-bedroom detached home
which has been superbly
designed to incorporate the best
of modern living whilst
embracing traditional values.**

THE PROPERTY

Refurbished to a very high standard, this detached home offers bespoke fittings, a high specification throughout and provides all the pre-requisites for modern family living. Of particular note is the kitchen/dining room with bi-folding doors leading onto the rear garden. The sitting room has a bay window to the front aspect, a fireplace and wood burner and beautiful cabinetry and lighting running the full depth. There is a cosy TV room or family/study and a cloakroom completes the ground floor accommodation, most of which has solid oak flooring. On the first floor, bedroom one has a modern en-suite wet room and fitted wardrobe cupboards. Bedroom two benefits from built-in wardrobe cupboards and bedroom three which could also be used as an office is fitted with a range of shelving and cupboard units. There is a family bathroom which incorporates a free-standing Victorian style bath and additional first floor storage accessible from the landing.



THE GROUNDS

To the front is ample car parking and raised well stocked brick borders whilst, to the rear, the gardens have creative and well considered planting with the patio providing a private alfresco seating area. The detached garden studio provides a useful extension to the house and has flexible home working uses with a raised millboard decking and seating area to the side

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. Polo can be enjoyed at Cowdray Park in Midhurst and the Goodwood horse racing and popular motor events are within 15 miles. There is a good selection of state and private schools for all ages in the area including Fernhurst Primary School which is just a short walk away.

Haslemere Town Centre 3 miles
Haslemere main line station 3.5miles
Midhurst 5 miles
Petworth 10 miles
Guildford 18 miles
Chichester 17 miles
London 49 miles

All distances are approximate.

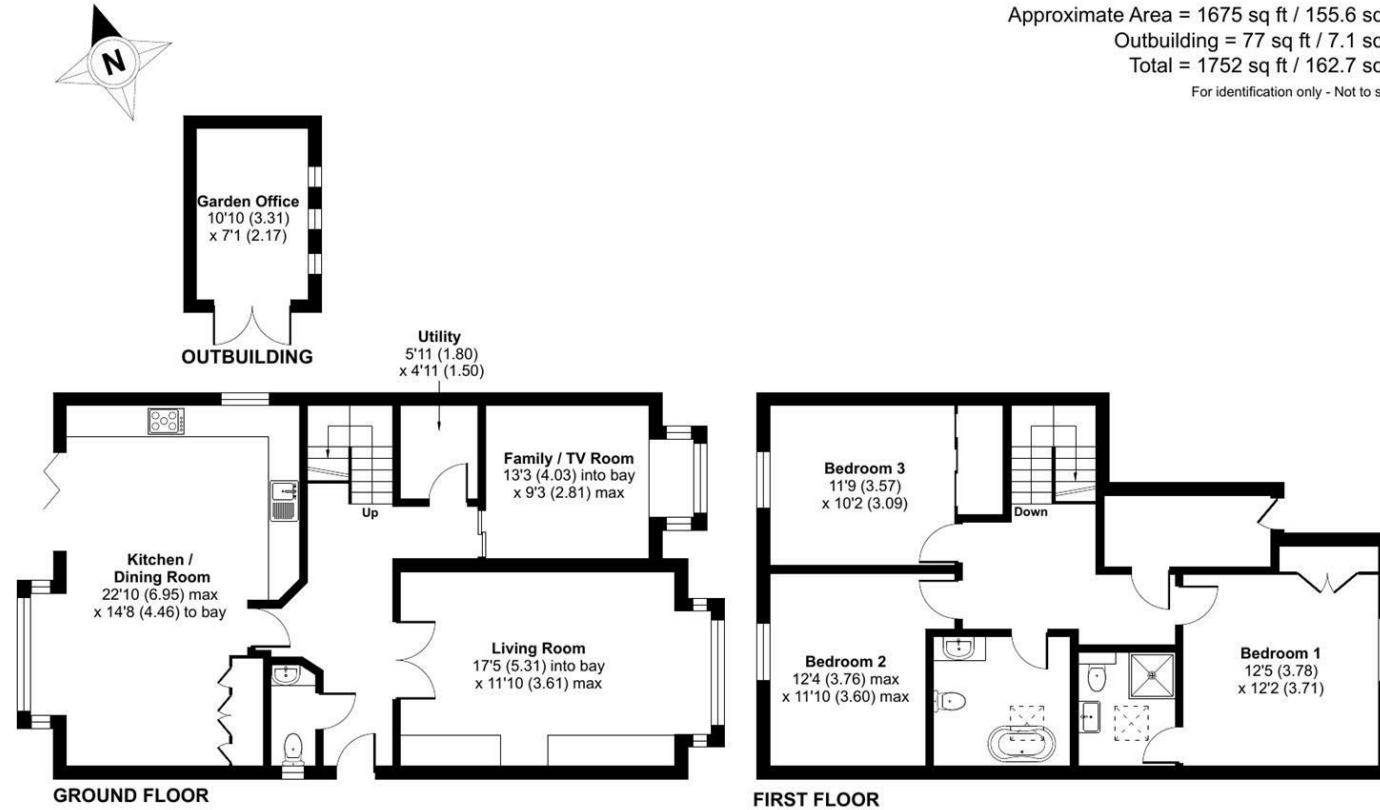
Haslemere Road, Fernhurst, Haslemere, GU27

Approximate Area = 1675 sq ft / 155.6 sq m

Outbuilding = 77 sq ft / 7.1 sq m

Total = 1752 sq ft / 162.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Clarke Gammon. REF: 1310456

LOCAL AUTHORITY

Chichester District Council

COUNCIL TAX

Band E

SERVICES

All main services are connected and fast fibre internet is available

6th August 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	86
(55-68) D		
(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

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DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall then second left up Shepherds Hill (A286 Midhurst). Continue for approximately three miles and upon reaching Fernhurst the property will be found on the right hand side immediately after passing Chesholt Close.

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

