



Chapel Garden, 17 Fernden Heights, Haslemere, Surrey
Share of Freehold

CHAPEL GARDEN 17 FERNDEN HEIGHTS HASLEMERE SURREY GU27 3LN

Beautifully presented
character cottage, just under
1800 sq ft.

2 double bedrooms

Large sitting room with
woodburner

Garden Room & dining room

Kitchen/breakfast room &
utility room

En suite bathroom & En suite
shower room

Delightful south west facing
garden

Residents parking and single
garage

Double glazing, gas central
heating & cloakroom

Elevated position with
glorious views



A spacious and beautifully presented character 2 bedroom semi detached cottage, having a stunning outlook and views, in a quiet and peaceful setting on the southern fringes of Haslemere.

THE PROPERTY

Fernden Heights - formerly a private school, occupies a stunning, elevated position at the end of a private drive on the fringes of Haslemere. This small collection of houses is surrounded by 12 acres of peaceful, secure gardens and woodland owned and managed by the community itself - all within a stone's throw of thriving Haslemere. Chapel Garden has been sympathetically and carefully extended since its construction creating a light and spacious home, connecting perfectly with its fabulous South West facing garden, in particular by the beautiful garden room, added in 2021 with dual sided bifold doors spilling out on to the paved sun terrace. Oak flooring flows through to the dining room with the well equipped kitchen/breakfast room and utility room situated towards the rear of the property. The modern open plan feel of the ground floor is completed by the south facing spacious living room. The open galleried staircase is another wonderful feature of the property leading to the 1st floor where there are 2 double bedrooms both with their own luxuriously appointed bath/shower rooms both re-fitted since 2021.



THE GROUNDS

The property has a single garage within a block of 3 garages and has power and light. There is also a designated parking area which has an allocated space along with visitor parking including some electric car charging points. With a private yet South westerly aspect, the garden is a fabulous feature and has been carefully maintained and landscaped by the vendors. There are 2 paved terraces linked by a path, lawns, well stocked beds and gated access to the front. Here there is another good sized terrace and covered entrance area.

SITUATION

Located within the South Downs National Park, Fernden Heights enjoys an ideal situation in which to enjoy a rural lifestyle, whilst being within easy reach of the Town Centre amenities which include a comprehensive range of shops including Waitrose, Tesco, M & S Food, Boots, Space NK and W H Smith along with boutiques, restaurants, public houses and coffee bars including Costa. There are two hotels; The Georgian Coppa Club in the High Street and Lythe Hill on the edge of the town which has a spa. There are two sports centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground and Woolmer Hill School. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private. The county town of Guildford is just 15 miles distant and Goodwood where the popular racecourse, Festival of Speed and Revival are held is within easy reach. The main line station provides a fast and frequent service into London Waterloo in under one hour and the A3 can be accessed at the Hindhead Tunnel.

Haslemere High Street - 1.5 miles

Haslemere main line station - 2 miles

A3 access at Hazel Grove Interchange, Hindhead - 4 miles

Midhurst - 7.5 miles

Guildford - 17 miles

Chichester - 19 miles

All distances are approximate.



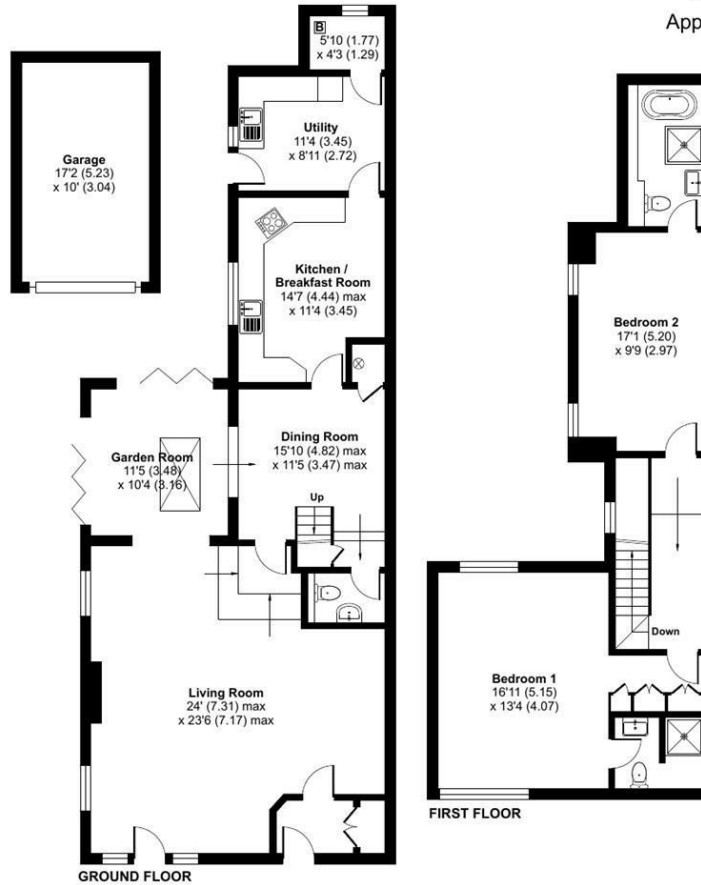
Fernden Heights, Haslemere, GU27

Approximate Area = 1788 sq ft / 166.1 sq m

Garage = 171 sq ft / 15.8 sq m

Total = 1959 sq ft / 181.9 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: 1342178

LOCAL AUTHORITY

Chichester District Council

COUNCIL TAX

Band G

SERVICES

Mains water, electricity, mains drainage
gas central heating.

Lease 999 years from 29th September 1989 -

1/18th Share of Freehold

Share purchase fee: £2,000

Service Charge - £1,600 Per Annum

Peppercorn ground rent

28th October 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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	

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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 for approximately 1 mile then turn left into Fernden Lane. After a short distance fork right signposted Fernden Heights, continue along the private drive. When you reach the main building keep left and follow the signs to No. 17 which will lead to the parking area.

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

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