

wpr

8 Merle Way | £615,000

Fernhurst | Haslemere | GU27 3NB



8 Merle Way

Fernhurst, Haslemere, GU27 3NB

£615,000 Freehold

- Fernhurst Village 0.4 miles
- Haslemere mainline train station 3.2 miles
- Guildford/Chichester 20 miles
- A3 5.8 miles
- M25 33 miles

Conveniently & quietly located, a detached bungalow with a loft room

- Sought after village location
- Detached bungalow with loft /hobbies room
- 3 bedrooms, 2 bathrooms
- 2 reception rooms
- Kitchen
- Wonderful sunny garden
- Potential to extend if more space required

DESCRIPTION: A spacious detached bungalow offered For Sale for the first time in over 30 years, presented in good order with the opportunity to update and potentially extend STPP. The accommodation currently comprises 3 bedrooms, bathroom with separate WC, shower room, open plan sitting and dining room and a kitchen. The property benefits from a very large, versatile converted attic space, currently used as a hobby room. The garage is attached and has a car port adjoining. The gardens are a lovely feature primarily laid to lawn interspersed with fruit trees, flower and shrub beds edge the lawns and there is full width patio ideal for those lazy afternoons/evenings in the summer as it is south-west facing to the rear. The property boasts the maximum number of solar panels allowed which not only reduce bills, but provides a steady income for the homeowner.



LOCATION Situated within the village of Fernhurst, quietly located in a cul-de-sac within ½ of the village centre which boasts a range of local shops including a local convenience store and a fruit and veg shop plus a Dr's surgery. The village also has a very good school and an active community with a wide range of clubs and facilities. Fernhurst is a sought after village set 3 miles due south of Haslemere and in the South Downs National Park. Midhurst and Haslemere offer thriving period town centres and Haslemere has a rail link to Waterloo. The countryside surrounding Haslemere and Midhurst is well known for its outstanding natural beauty, including Blackdown and Woolbeding Common.

DIRECTIONS From our Haslemere office on the High Street proceed west onto Lower Street, turning left into Shepherd's Hill (A286 Midhurst Road). Follow road to Fernhurst, turning right at the crossroads into Vann Road. Take 2nd right into Nappers Wood, 2nd right again (still Nappers Wood), then 1st right into Merle Way. The property can be found on the right.

COUNCIL TAX CDC - Tax Band E

SERVICES Mains services and gas central heating



Merle Way Fernhurst

Approximate Gross Internal Area = 148.1 sq m / 1594 sq ft
(Including Garage)

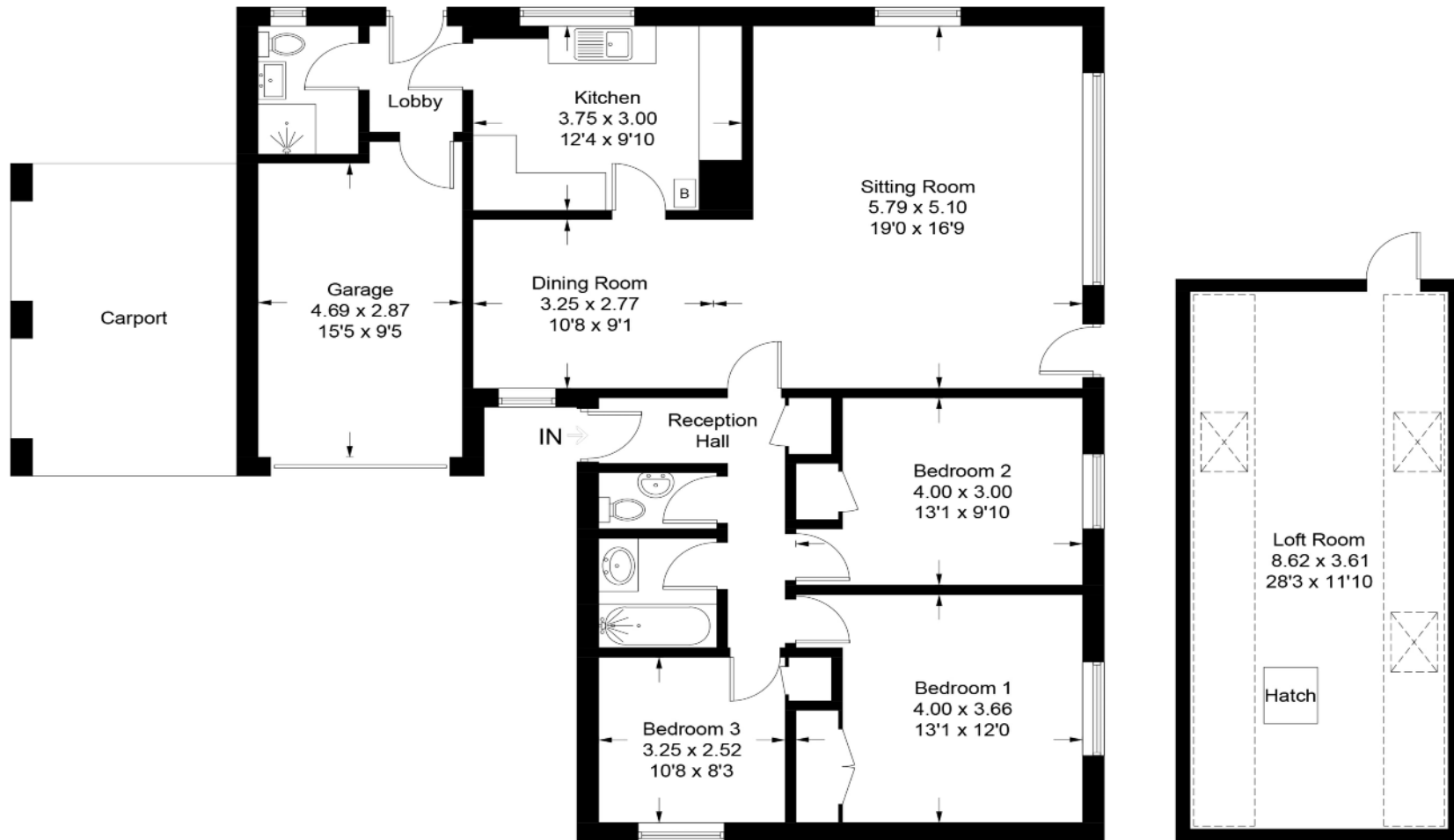


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1017034)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 68 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

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