

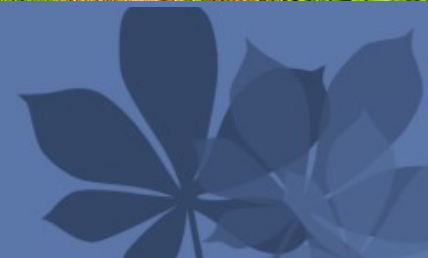


Keats
independent estate agents

Hawksfold Lane East, Haslemere

Guide Price:

£425,000 Freehold



Haslemere

Guide Price: £425,000

Hawksfold Lane East, Haslemere, GU27 3JW

A quite superb, two bedroom attached, Grade II listed single storey home with garden and single garage all in need of total modernisation and refurbishment. The property is situated at the end of a quiet, sought after lane in the village of Fernhurst.



- **Grade II listed Character home.**
- **Bathroom and Separate Cloakroom**
- **Kitchen/Dining Room**
- **Garage In Block**
- **Village Location**
- **Two Double Bedrooms With Wardrobes**
- **Living Room With Open Fire**
- **Front and Rear Gardens**
- **Quiet Position**
- **In Need of Refurbishment**

THE PROPERTY

The property is sited in a tucked away position at the end of Hawksfold Lane East and was originally part of Hawksfold House.

The front door opens to an inner reception hall with an airing cupboard and a cloakroom. There are two front aspect double bedrooms each with built in wardrobe cupboards. There is a large bathroom and a kitchen/dining room which is a good size and has a door to the garden. The living room has an open fireplace and double doors open to the rear garden.

The front garden is triangular and there is a single garage in a block. The rear garden is in need of clearing and landscaping.

The property is in need of complete modernisation and refurbishment and is offered for sale with vacant possession.

FERNHURST PARAGRAPH

FERNHURST lies in the north-west corner of West Sussex within the South Downs National Park. It is just a few minutes drive from Haslemere (55 minutes by train to London Waterloo) and close to the border of Hampshire. The A286 runs through its centre dividing the village into west and east. The idyllic village green on the eastern side is surrounded by old and beautiful buildings, within walking distance is the Parish Church, pavilion, cricket green and primary school. The village provides shops for most day-to-day needs including a post office and chemist. More comprehensive shopping and leisure facilities are available in Haslemere. The surrounding countryside comprises a mixture of woodland and farmland ideal for sporting and country pursuits, whilst to the south is Chichester famous for its theatre, cathedral and sailing.

LOCAL AUTHORITY : Chichester District Council

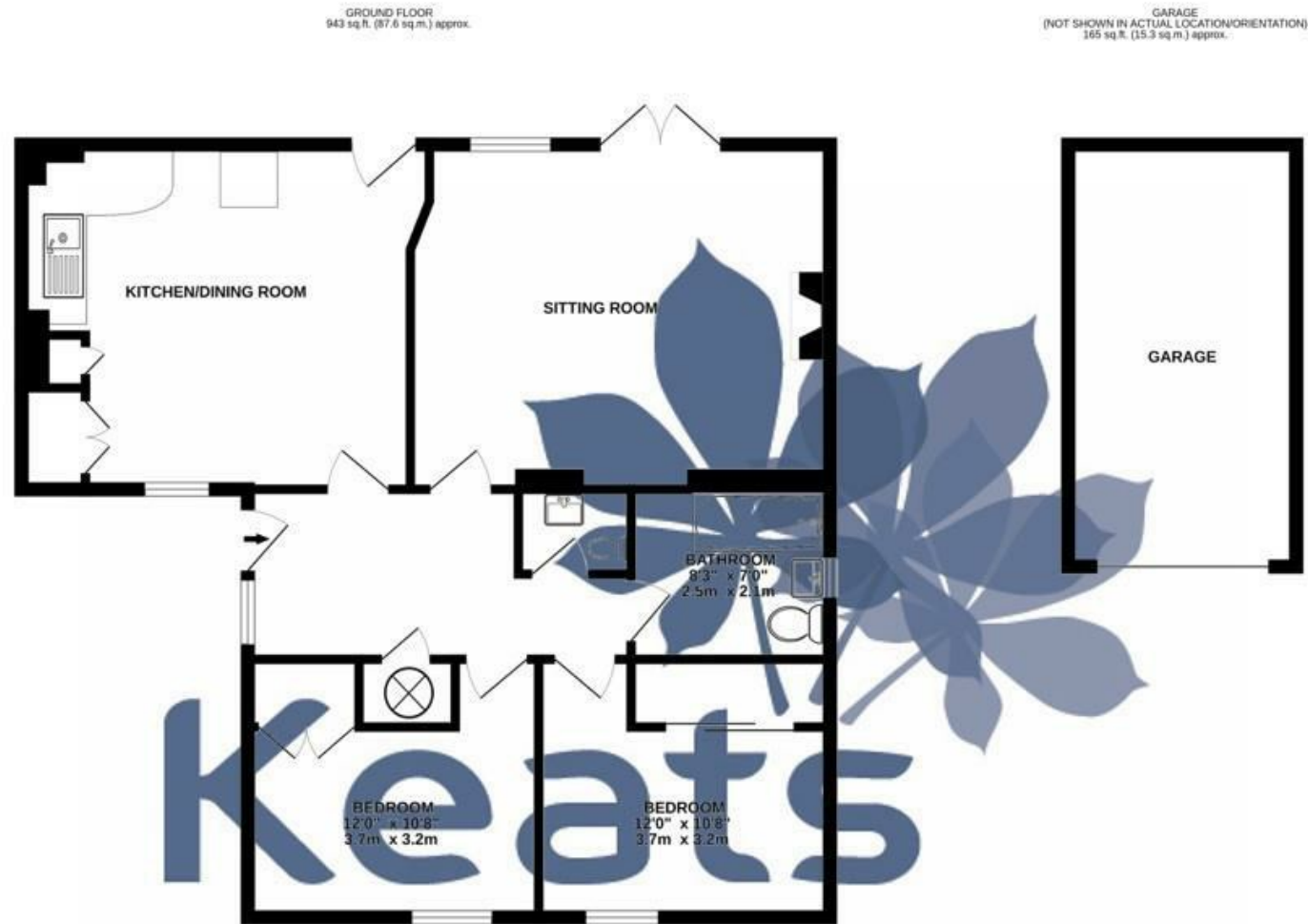
TAX BAND : E

TENURE : Freehold

DIRECTIONS : From our office in Haslemere High Street turn right into Lower Street and then left into The Midhurst road. After about 3 miles at the crossroads in Fernhurst, turn right into Vann Road and then turn left into Hawksfold Lane East. Take the right hand fork which leads to Hawksfold House at the end and Kestrel Cottage will be found on the right.

VIEWINGS : Strictly by confirmed appointment with the Agents
Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm.





TOTAL FLOOR AREA : 1108 sq.ft. (102.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AGENTS NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

Energy Efficiency Rating

	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

