



15 Fernden Heights, Haslemere, GY27 3LN





## 15 FERNDEN HEIGHTS HASLEMERE GU27 3LN

Beautifully renovated and modernised character cottage

Dining room & double aspect living room

Resident and visitors parking

Oak flooring

Leaded light double-glazed windows

Ensuite bathroom & separate shower room

Superbly equipped Neptune kitchen/breakfast room and utility room

2 double bedrooms

Low maintenance garden

Hall & cloakroom



**A superbly presented two bedroom character 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 peaceful elevated position at the end of its private drive on the semi rural fringes of Haslemere, with views over the South Downs National Park. 15 Fernden Heights, has been tastefully modernised and upgraded by the present owner and is being sold with the advantage of no onward chain. The light, balanced and well-proportioned accommodation features oak flooring throughout the ground and first floors, a light and neutral colour scheme by Farrow & Ball and a stunning Neptune kitchen with a range of high quality integrated and fitted appliances including a Neff oven, induction hob and Miele dishwasher. Matching Neptune units continue into the utility room with a Miele washing machine and vented tumble dryer, with a door leading to the rear garden. Both the dining room and living room enjoy glorious views and aspect to the front with the ground floor also having Lutron lighting controls and a cloakroom. An attractive staircase rises to the first-floor landing where there are two double bedrooms, both of which have fitted wardrobes and two luxuriously appointed shower/bathrooms tiled in Fired Earth tiles, Carrara marble flooring and marble countertops, the shower being ensuite to bedroom one and the shower room off the landing. The cottage has double glazing, gas central heating and a Vaillant pressurised hot water cylinder.



## THE GROUNDS

Within the designated parking area there is an allotted space along with the visitor parking, including some electric car charging points. A level shingle path leads to the cottage which has a front garden area and an almost full width paved front terrace. To the rear the cottage has a private garden with paved terrace, lawn with fenced and hedged boundaries.

## 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 or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.

Haslemere High Street 1.5 miles  
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 approximate



# Fernden Heights, Haslemere, GU27

Approximate Area = 1000 sq ft / 92.9 sq m (excludes void)

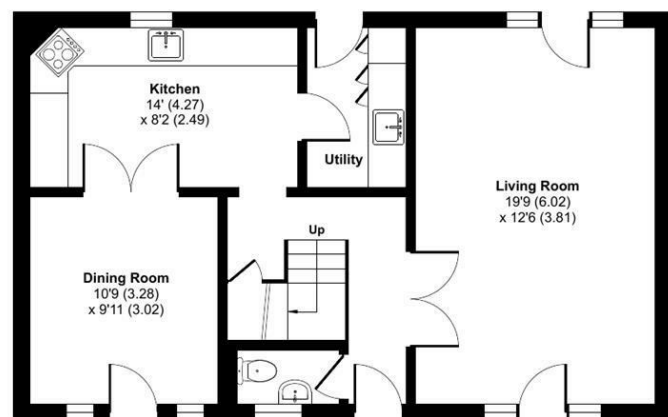
Limited Use Area(s) = 88 sq ft / 8.2 sq m

Total = 1088 sq ft / 101 sq m

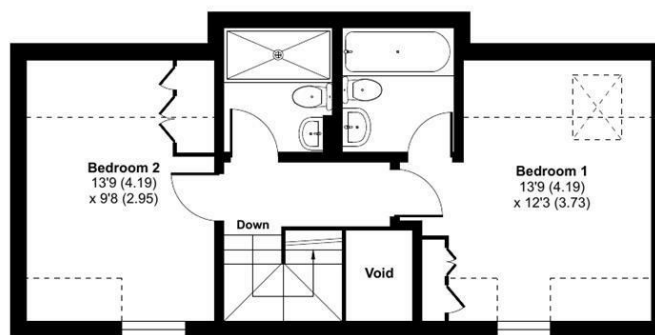
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1106196

## LOCAL AUTHORITY

Chichester District Council

## COUNCIL TAX

Band F

## SERVICES

Mains electricity, gas, water, private drainage

## LEASE DETAILS

999 years from 29th September 1989

Share purchase fee: £2,000

Service Charge (2024): £347 per quarter

Peppercorn ground rent

Managing Agent: Fernden Heights Management Company Ltd

7th May 2024

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</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	

## 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. 15 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.

## CG HASLEMERE OFFICE

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