



82 Nappers Wood, Fernhurst, Haslemere GU27 3PA



## 82 NAPPERS WOOD FERNHURST HASLEMERE GU27 3PA

Spacious 4 bedroom terraced house

Open plan kitchen, dining & living room

Family bathroom

Gas central heating & double glazing

Walking distance from shops and school

Supberb contemporary styling

Ground floor bedroom with ensuite wet room

Landscaped gardens with home office studio

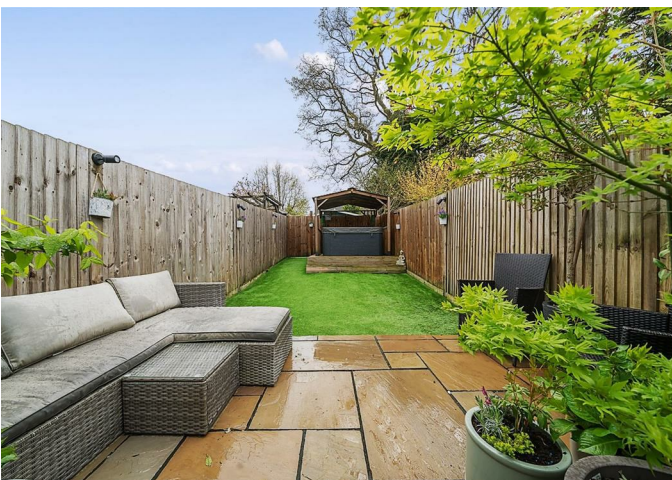
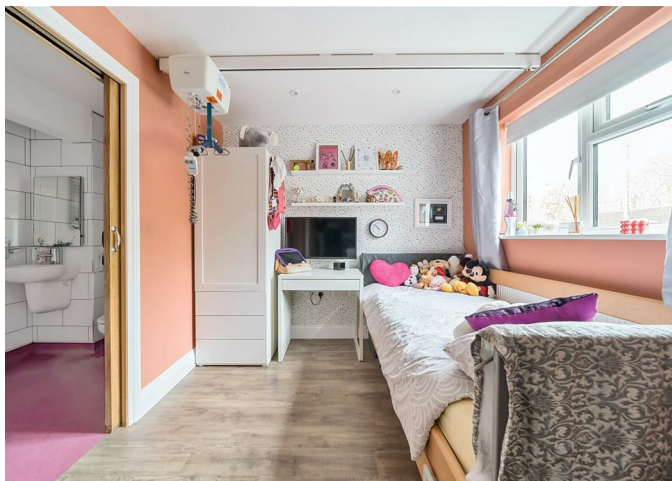
Central Fernhurst village location



**An impressive and stylish modernised family house with an open plan flexible layout within the popular village of Fernhurst close to the school and village centre.**

### THE PROPERTY

This incredibly deceptive house has both vivacious and well thought out accommodation, the focal point is the open plan kitchen/living/dining room with its sleek and impressively kitchen and vaulted ceiling living room. Bifold doors connect the house to the garden beautifully has been superbly landscaped and features a detached studio home office. The contemporary styling run throughout the house which also on the ground floor has a bedroom and en-suite wet room. On the first floor are 3 further bedrooms and a smart refitted family bathroom. A further bonus and a useful addition to the accommodation is the loft which has been converted to make the best use of space and can be a play room/hobby room or additional home office.



## GARDEN AND GROUNDS

Outside all gardens and grounds, the property has a smart brick paved driveway providing off street parking and an attractive natural stone paved pathway leading to the covered entrance area. At the rear the Southeast facing garden has a natural stone terrace adjoining the living room and its bifold doors and here there is space for outside dining and steps up to an elevated lawn beyond which is the detached studio home office.

## 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. There is a good selection of state and private schools for all ages in the area. To the south, Midhurst provides shops and amenities for most day-to-day needs. Polo and golf can be enjoyed at Cowdray Park and Goodwood Racecourse and Goodwood House - home of the world famous Festival of Speed and Revival motoring events - are within easy reach.

Fernhurst Primary School 0.6 miles  
Fernhurst Village Centre amenities 0.3 miles  
Haslemere High Street 3.5 miles  
Haslemere Main line station 4 miles  
Midhurst 5 miles

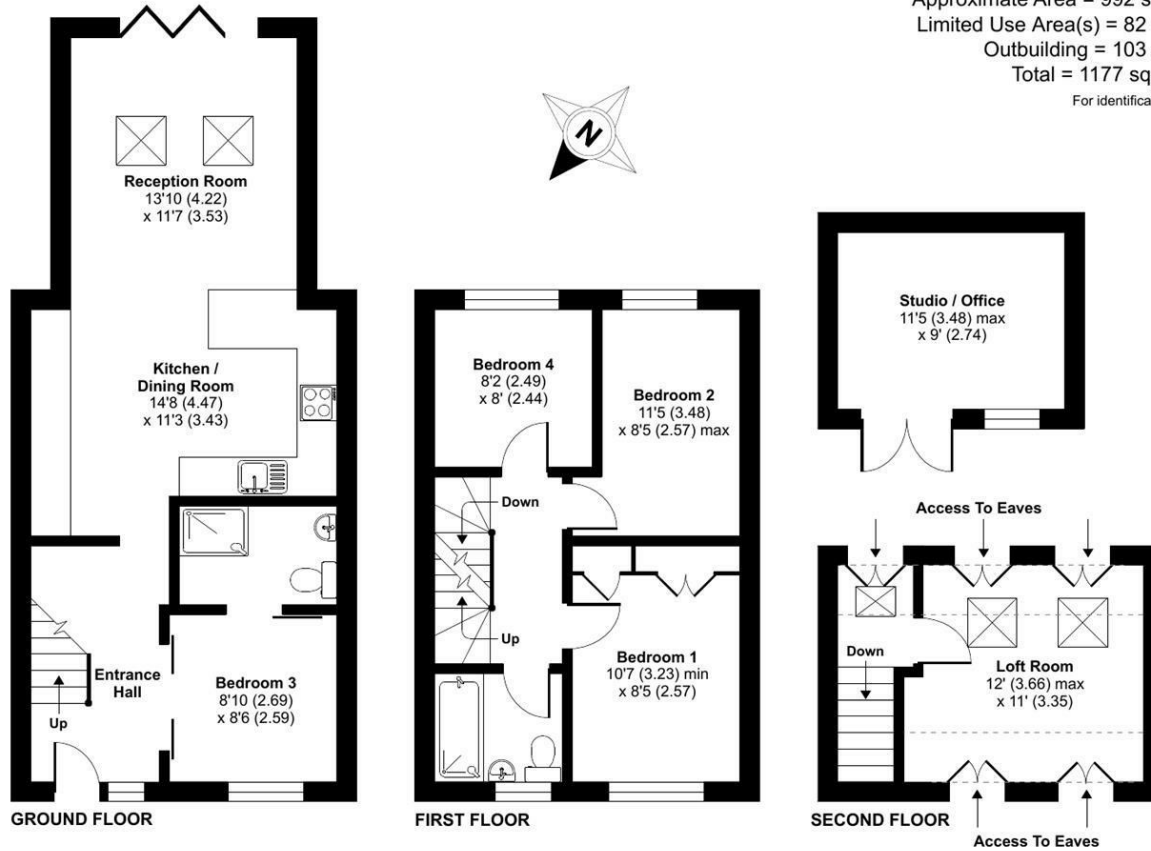
All distances approximate



# Nappers Wood, Fernhurst, Haslemere, GU27

Approximate Area = 992 sq ft / 92.1 sq m  
 Limited Use Area(s) = 82 sq ft / 7.6 sq m  
 Outbuilding = 103 sq ft / 9.6 sq m  
 Total = 1177 sq ft / 109.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1105702

## LOCAL AUTHORITY

Chichester

## COUNCIL TAX

Band C

## SERVICES

Mains water, electricity, mains drainage  
 gas central heating

17th April 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>75</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	

## CG HASLEMERE OFFICE

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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 out of the town and after approximate three miles you will enter Fernhurst. Turn right at the crossroads in the centre of the village into Vann Road and your second right takes you into Nappers Wood

## 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

