



Fernden Lane, Haslemere,
Price Guide £3,500,000

CLARKE  GAMMON
1919

Fernden Ridge

FERNDEN LANE HASLEMERE GU27 3LA

Price Guide £3,500,000 Freehold

A fabulously elevated country house with tile-hung elevations, is set in tranquil private grounds in a tucked away location, with its own woodland and wonderful views with an outlook across Marley Common and Marley Heights. Fernden Ridge is set in a commanding position on the southern ridge of Fernden Lane. We believe the property was constructed in the 1920's and 25 years ago was fully refurbished and extended.

The property has been meticulously maintained and is presented in beautiful order throughout. Internally there is a large spacious hallway with 4 reception rooms leading off this, a cloakroom and stairs leading to the first-floor landing. The kitchen has been comprehensively equipped with a dishwasher, range cooker and a fitted dresser, a utility room leads off the kitchen which gives access to the rear and all plumbing for the domestic appliances. On the first-floor landing there is a linen cupboard and other cupboards which provide ample storage, there are 5 bedrooms, 4 bathrooms (3 are ensuite). The principal bedrooms have views across the gardens and grounds.

Externally the property is accessed via private electric gate with a sweeping tarmac driveway and ample parking for multiple cars. There is a double garage to the rear of the property, which is fitted with an EV charger there is also a boiler room, cloakroom and a gym/storeroom on the first floor, this could be altered to provide supplementary accommodation. The gardens and grounds extend to 10 acres with the formal gardens being just over 3 acres with sweeping lawns, rose beds and herbaceous borders, mature trees and a combination of hedge and fence boundaries. There is a significant terrace and sun deck around the property, the garden also features a fishpond and waterfall stocked with carp. There are connecting paths to the tennis court and heated swimming pool, with gazebo and store, which contains the filtration unit and air source heat pump for the swimming pool.

On the lower levels of the grounds is Gosdens Copse, which is approximately 7 acres of light and mixed woodland coppice with a woodstore.

- **Tranquil private setting**
- **Four bathrooms**
- **Ample parking & large double garage**
- **Tennis court & swimming pool**
- **Formal gardens, grounds and woodland**
- **Five bedrooms**
- **Four reception rooms**
- **Electric gate**
- **Water feature and fish pond**
- **9.9 acres in total**

CG HASLEMERE

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Local Authority: Chichester Tax Band H

Services: Mains electricity & water with private drainage. Calor gas for the oven & fires and oil based heating





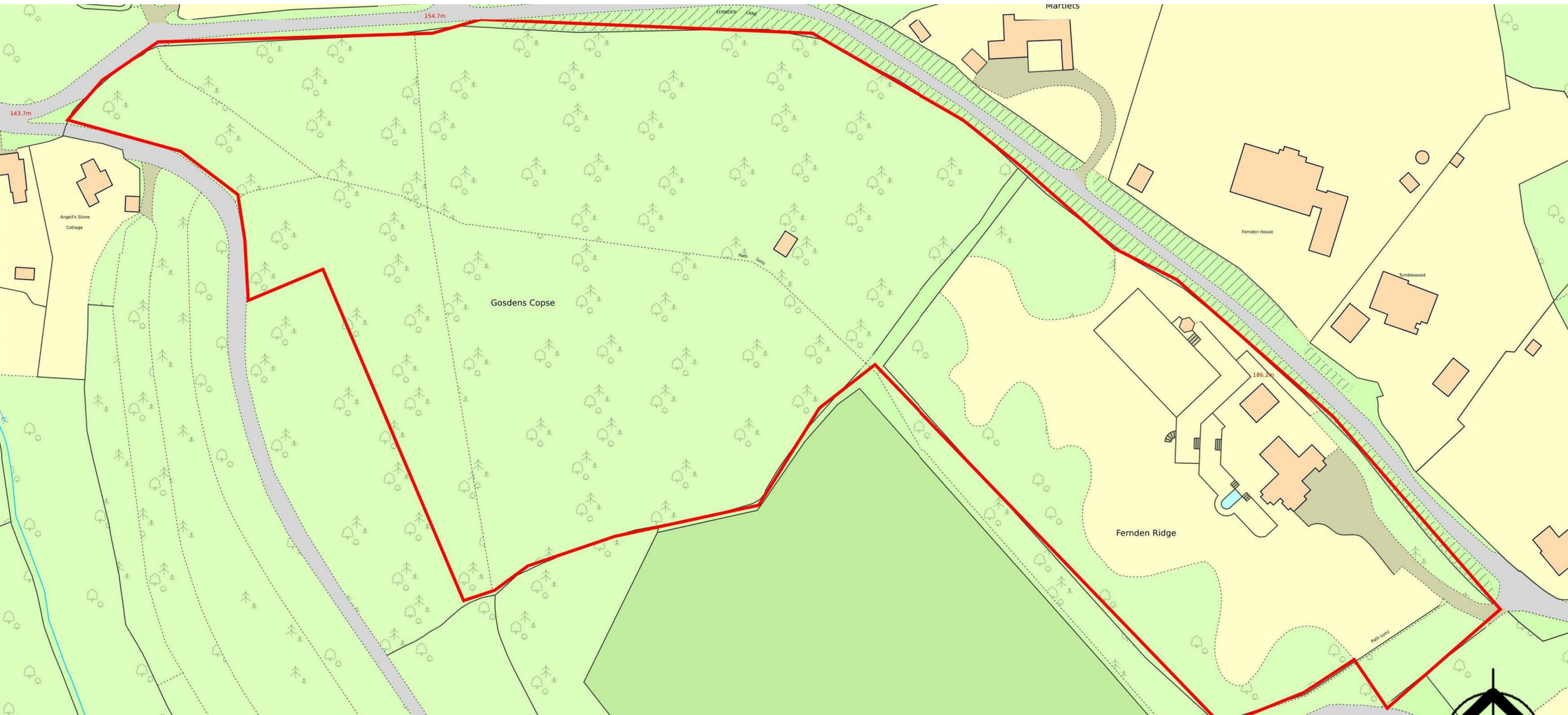




SITUATION

Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, restaurants, public houses and coffee bars. There are two hotels; The Georgian in the High Street and Lythe Hill just on the outskirts of Haslemere with spa facilities. The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. The main line station offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M & S Food Hall in Weyhill along with several local shops and Haslemere Library. There are

numerous golf courses in the area. There are excellent schools for all ages both state and private in and around the town and the whole area is surrounded by miles of open countryside much of it National Trust owned. The nearby A3 provides links to London, the motorway network and South Coast, both Heathrow and Gatwick airports are within an hours drive. 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.



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 towards Fernhurst and Fernden Lane is the second turning on the left after the junction with the A287.

16th June 2025

Haslemere Main Line Station 1 mile
 Haslemere High Street & Town Centre 1.06 miles
 A3 access at Hindhead 2.6 miles
 A3 access at Milford 7.8 miles
 Godalming 8.5 miles
 M25 Junction 21 miles
 Gatwick Airport 35 miles
 Heathrow Airport (via A3 & M25) 35 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		43
	24	
EU Directive 2002/91/EC		

Fernden Lane, Haslemere, GU27

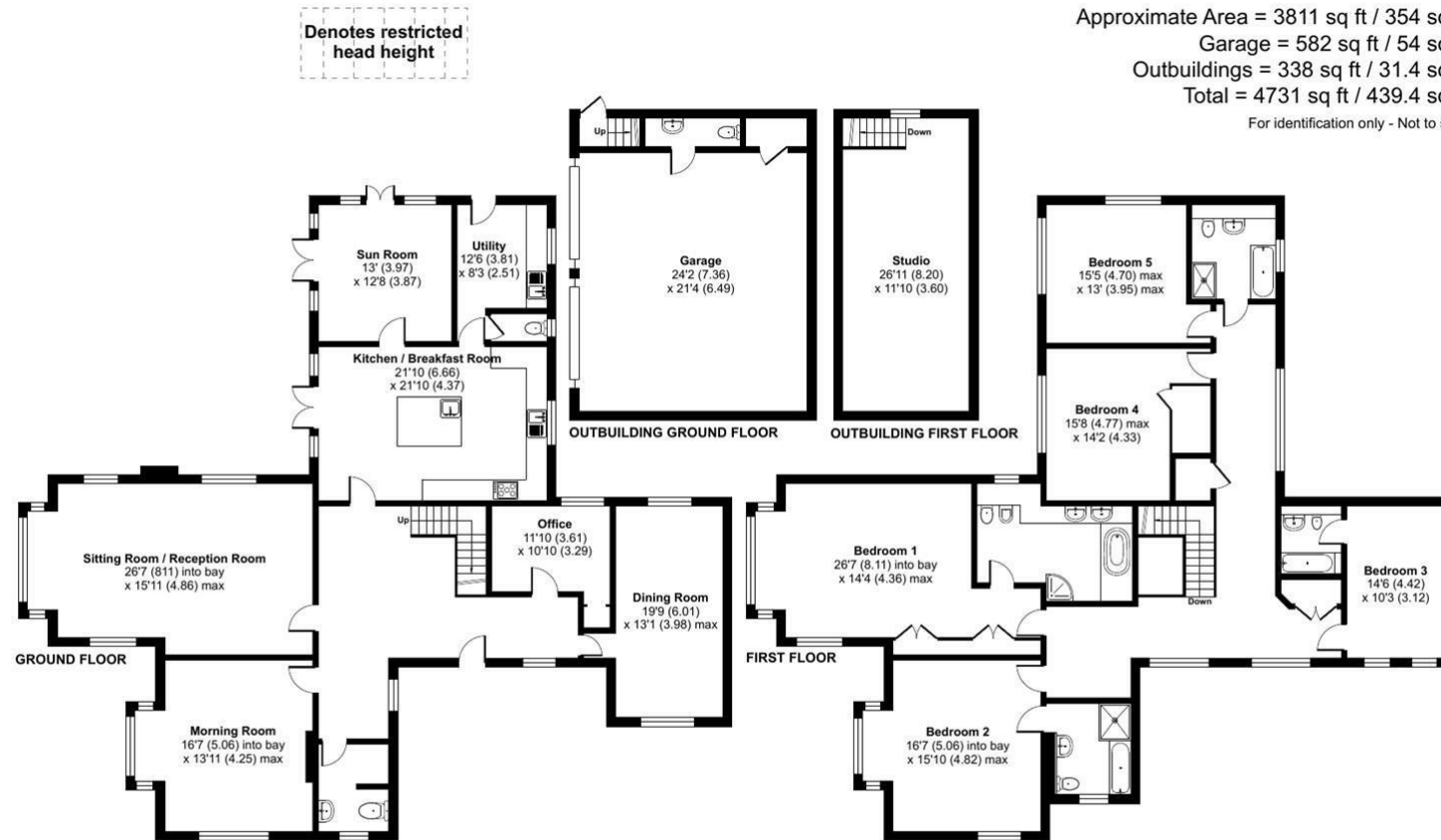
Approximate Area = 3811 sq ft / 354 sq m

Garage = 582 sq ft / 54 sq m

Outbuildings = 338 sq ft / 31.4 sq m

Total = 4731 sq ft / 439.4 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). © nichecom 2025. Produced for Clarke Gammon. REF: 1244370

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.

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