



Fernwood, Highercombe Road, Haslemere, Surrey GU27 2LQ
Freehold

CLARKE  GAMMON

FERNWOOD HIGHERCOMBE ROAD HASLEMERE SURREY GU27 2LQ

Individual 4 bedroom
detached house

Completed Autumn 2024

Prestigious tucked away
location close to High Street

Principal bedroom with
dressing room and
bathroom

Guest bedroom with en-suite
shower room

2 further bedrooms and
family bathroom

'L' shaped
kitchen/dining/family room
and utility room

Drawing room, study and
cloakroom

Double car barn garage with
planning to enclose

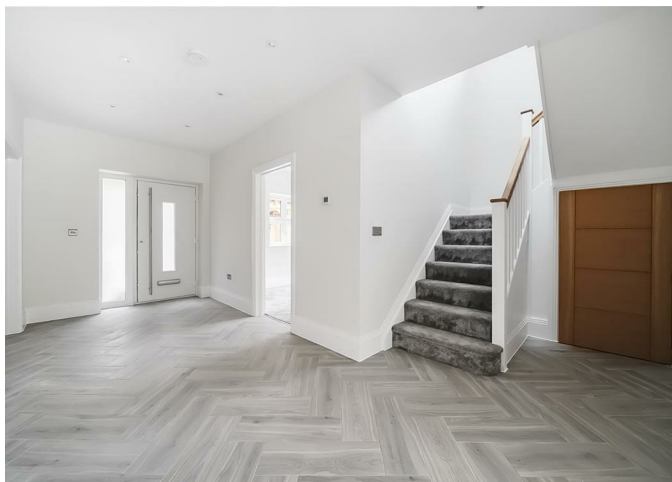
Plot of one third acre



**A completed development of just
two fabulous brand new
individual detached houses of
2650 sq ft, in a quiet elevated
setting in one of Haslemere's
most prestigious roads.**

THE PROPERTY

Fernwood and Foxtrot are superb high specification brand new properties constructed by CY Homes in Autumn 2024, both properties have the same layout with 2650 sq ft of accommodation over two floors but have attractive individual Tudor style external elevations. There is underfloor heating throughout the ground floor, radiator heating on the first floor and bedrooms both powered by an air source heat pump and roof solar panels. The spacious reception hall has contemporary style light grey wood effect tiles in a herringbone design, this leads you through to the stunning open plan kitchen/dining/family room with two sets of bifold doors. The beautifully sleek kitchen has a central island, quartz worktop and siemens integrated appliances, which is complimented by a matching utility room. Also on the ground floor is the study and a light, bay fronted living room which has a fire place fitted with a chesneys wood burner. There are four spacious double bedrooms on the first floor with bedroom one having a dramatic double height oak framed balcony, dressing room and ensuite bath/shower room. Bedroom two sits next to the family bath/shower room and bedroom three is an ideal guest room and another ensuite shower room.



THE GROUNDS

The third acre plots have the advantage of being perfectly level with attractive landscaped gardens and grounds. The herringbone design brick paved driveway provide parking and turning space and are complimented by the double car barn and there is also electric charging points. The rear garden has an expansive grey indian sandstone paved terraced, newly turfed lawns, established screening hedges and boundaries, all enjoying a sunny southerly aspect.

SITUATION

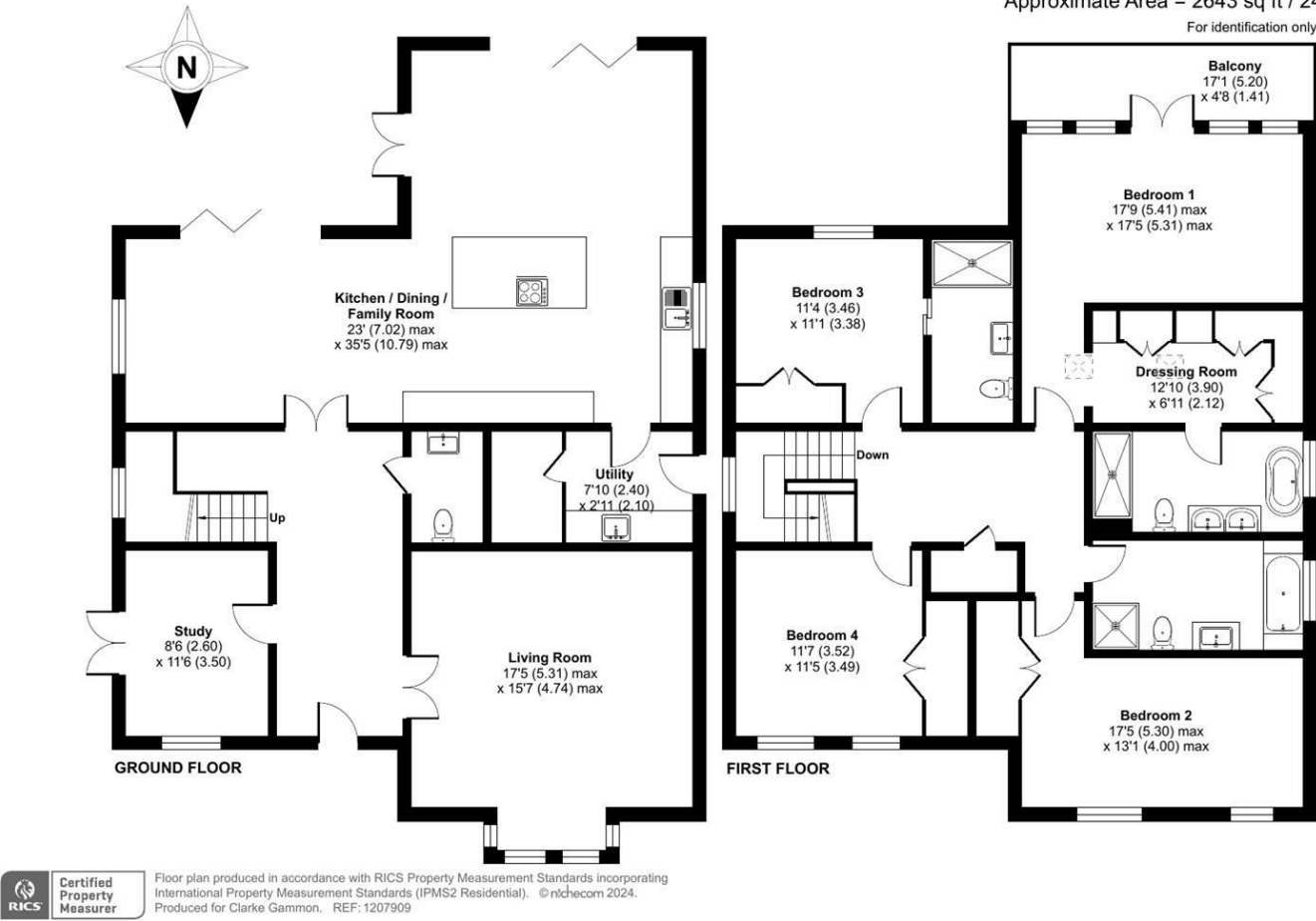
Haslemere Town Centre provides a comprehensive range of shops and boutiques including Boots, Space NK and WH Smith, restaurants, public houses and coffee bars, together with Waitrose. Approximately 0.3 miles away on foot (0.5 by car) is the main line station which offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M & S Food Hall in Weyhill - approximately 1 mile - along with several independent shops and Haslemere Library. The Lythe Hill Hotel on the outskirts of the town has a spa and Haslemere Leisure Centre, The Edge, Woolmer Hill and the Recreation Ground all provide sports and leisure facilities and 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.

Haslemere High Street 0.9 miles
Weyhill shops and amenities 1.8 mile
Main line station 1.4 miles
A3 access at Hindhead 6.6 miles
Guildford 15 miles
Gatwick Airport 36 miles
Heathrow Airport 34 miles

All distances approximate

Fernwood, Highercombe Road, Haslemere, GU27

Approximate Area = 2643 sq ft / 245.5 sq m
For identification only - Not to scale



LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band New Build

SERVICES

Mains water, electricity, drainage & air source heat pump

16th April 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed north (A286) turning right into Highercombe Road, follow the road around to the right continuing into Highercombe Road and the property is on your righthand side.

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 | HASLEMERE OFFICE | LIPHOOK OFFICE | MAYFAIR OFFICE | AUCTION ROOMS
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