



Vann Common, Fernhurst, Haslemere, Surrey
Guide Price £1,350,000

CLARKE  GAMMON
1919

Updown Cottage

VANN COMMON FERNHURST HASLEMERE SURREY GU27 3NW

Guide Price £1,350,000 Freehold

Set within the South Downs National Park on the southern slopes of Marley Heights at an altitude of approximately 550 feet, an unlisted period property having 27 acres of gardens, paddock and woodland.

Updown Cottage has been in the same ownership for over forty years and is now in need of modernisation and refurbishment or, as it is not listed, potential replacement (subject to Planning Permission). The internal configuration, which is made up of twelve rooms, would benefit from being reconfigured to create larger more usable areas. The property offers immense potential to someone with the right attitude, inclination and imagination.

The formal gardens surrounding the property extend to around 1.8 acres and are predominantly laid to lawn with mature borders and trees. There is a fenced paddock amounting to about 3.6 acres with several mature trees and the woodland to the north, known as Kingsley Copse extends to 22.3 acres and comprises a variety of soft and hardwood trees with delightful walks and a stream running through. Please note there is a public footpath running through the western part of the woodland. *Our vendors would consider selling the woodland separately.

Updown Cottage is located in a private, tucked away backwater at the very top (being the last house) on Vann Common. The property has a fantastic outlook over the South Downs.

- Private elevated stunning location
- Bathroom and two shower rooms
- Further reception room and study
- Parking, double garage, further garage/store, tractor shed with lean to log store
- Formal gardens, grounds, paddock and woodland
- Four/five bedrooms
- Sitting room, dining room and drawing room
- Kitchen and conservatory
- Various storage sheds/tool stores
- In total 27 acres

CG HASLEMERE

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Local Authority: Chichester District Council Tax Band G

Services: Mains electricity and water, private drainage









SITUATION

Privately tucked away in a tranquil setting between Fernhurst and Marley Heights on the south side of the ridge, Updown Cottage is surrounded by fabulous walking and riding country which can be accessed via a bridleway/BOAT which runs up Vann Common and takes you to the top of Marley Heights.

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.




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 proceed for approximately 0.4 mile and the turning to Vann Common will be found on the right with Updown Cottage being the last property on the right.

5th October 2023 MPS/dr

- Village Centre amenities 0.7 miles**
- Fernhurst Primary School 0.9 miles**
- Haslemere High Street 4 miles**
- Haslemere main line station 4.5 miles**
- Midhurst 5 miles**
- Chichester 17 miles**
- Guildford 18 miles**

All distances approximate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

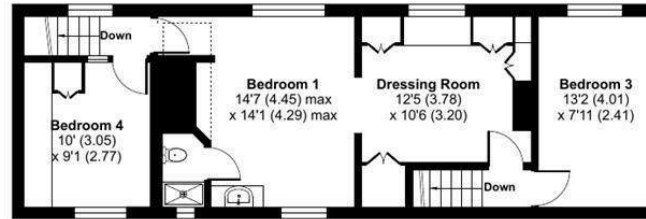
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Approximate Area = 2112 sq ft / 196.2 sq m

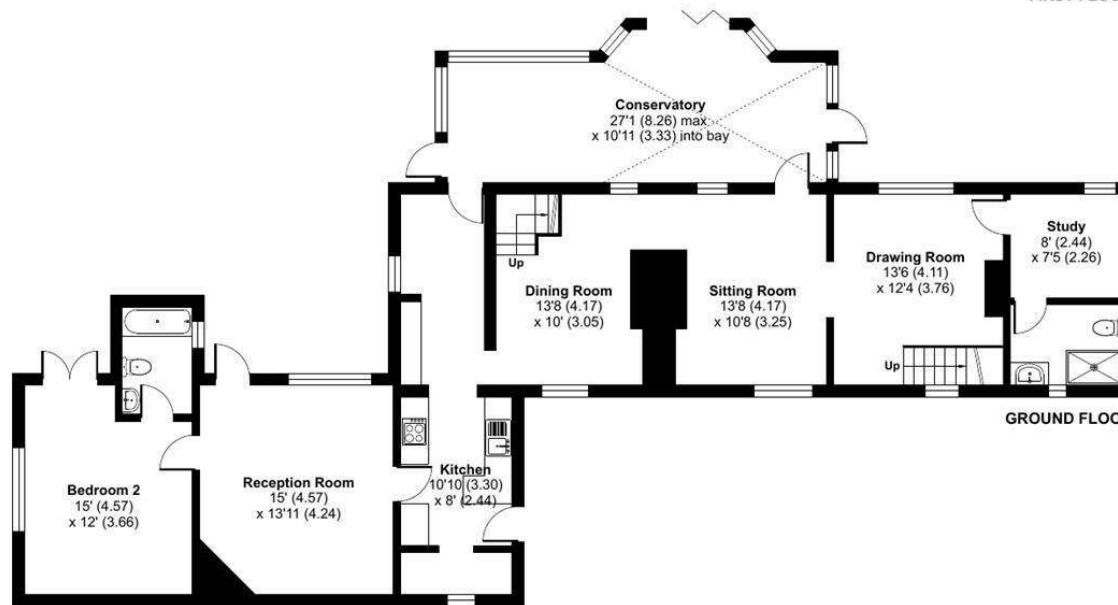
Limited Use Area(s) = 38 sq ft / 3.5 sq m

Total = 2150 sq ft / 199.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2023. Produced for Clarke Gammon. REF:1032784

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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