



## 15 Fernden Heights, Haslemere - GU27 3LN

Guide Price £575,000 - Tenure: - Share Of Freehold



## A beautifully renovated two-bedroom character cottage with breath-taking views, set in a tranquil and scenic location on the southern edge of Haslemere.

- Lutron Light System
- Oak Flooring Throughout Ground Floor
- Private Quiet Garden, Plus Additional 14 Acres Of Communal Gardens
- Allocated Parking & Visitor Parking
- Stunning Far Reaching Views
- Neptune Kitchen With Integrated Appliances
- Dual Aspect Sitting Room
- Dining Room With Access To The Front Patio
- Principal Bedroom With En-suite & Built In Wardrobe

Nestled on the peaceful southern fringes of Haslemere within the South Downs National Park, Fir Tree Cottage is a beautifully presented two-bedroom character cottage surrounded by approximately 14 acres of communal gardens and woodland.

Accessed via a private driveway winding through bluebell woods, the property enjoys stunning south-westerly views and immediate access to National Trust-maintained pathways and bridleways.

Tastefully modernised and offered with no onward chain, the cottage features oak flooring throughout, a neutral Farrow & Ball colour palette, and a Neptune kitchen equipped with high-quality appliances, including a Neff oven, induction hob, and Miele dishwasher. The adjoining utility room provides additional storage and includes a Miele washing machine and vented tumble dryer, with access to the rear garden. The light-filled dining and living rooms both offer beautiful front-facing views, while the ground floor also includes Lutron lighting controls and a convenient cloakroom.

Upstairs, two double bedrooms with fitted wardrobes are complemented by luxuriously appointed bathrooms featuring Fired Earth tiles, Carrara marble flooring, and marble countertops, including an en-suite shower room to the principal bedroom.

## Continued Text:

Outside, the front garden and paved terrace provide a charming space to enjoy the views, while the private rear garden offers a tranquil retreat with a lawn and secure boundaries. Additional features include designated parking, visitor spaces, electric car charging points, double glazing, gas central heating, and a Vaillant pressurised boiler. This exceptional home seamlessly combines character, modern comfort, and a breathtaking setting, making it an ideal retreat.

## Lease & Service Charge Informaiton:

999 years from 29th September 1989

Share purchase fee: £2,000

Service Charge (2024): £347 per quarter

Peppercorn ground rent

## Services:

Mains: Gas, electric, water, and drainage (as advised by our vendor)

Council Tax Band: F (£3538.21) West Sussex C.C

EPC rating: C

## Directions:

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## Location:

Set in about 14 acres of communal grounds within an Area of Outstanding Natural Beauty yet approximately 2½ miles from Haslemere mainline station which offers a fast service to London Waterloo in around 49 minutes. This is a delightful semi-rural location close to large areas of National Trust land and Haslemere town centre is just a short drive away with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and excellent leisure facilities locally including popular golf courses at Liphook and Hindhead.

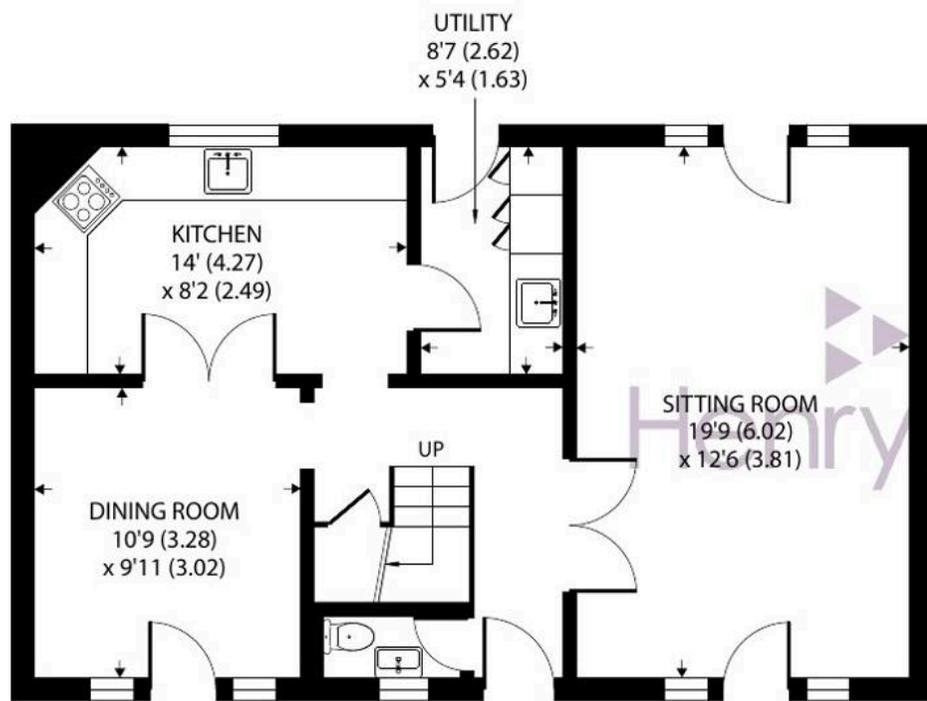
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Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

## Fernden Heights, Haslemere, GU27

Approximate Area = 1024 sq ft / 95.1 sq m (excludes void)

Limited Use Area(s) = 77 sq ft / 7.2 sq m

Total = 1101 sq ft / 102.3 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). © natchecom 2025. Produced for Henry Adams. REF: 1219807



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any