



11 The Leys, Fernhurst, Haslemere, West Sussex, GU27 3JY

Guide Price £600,000 - Tenure: Freehold

11 The Leys

Fernhurst, Haslemere

- Within Walking Distance Of The Village Centre
- No Onward Chain
- Large Living/Dining Room
- Downstairs Cloakroom
- 3 Double Bedrooms With Built-In Storage Cupboards
- Tandem Single Garage With Electric Doors
- En-suite Shower Room To Principal Bedroom
- Potential To Extend (Subject To Planning Permission)
- Potential To Modernise
- Front & Rear Gardens

11 The Leys is set within a quiet, select cul-de-sac in the heart of Fernhurst and benefits from its own private driveway leading to a tandem garage. A glazed entrance porch with a built-in storage cupboard opens into a generous entrance hall, where you'll find a cloakroom, useful understairs storage, and stairs rising to the first floor. From the hallway, doors lead to both the kitchen and the spacious living/dining room. The living area is well-proportioned, featuring large double-glazed windows to the front and an electric fireplace as a focal point. This space flows through to the dining area, which has sliding patio doors opening directly onto the garden. A further sliding door connects the dining room to the kitchen, which enjoys views over the rear garden and includes a side door for external access.



11 The Leys

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Upstairs, the property offers three generous double bedrooms, all with built-in double wardrobes and double-glazed windows. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom with a full-sized bath.

Outside, the driveway to the front provides parking and leads to a tandem-length garage, offering excellent storage or further parking. Gated side access opens to the rear garden, which is neatly enclosed by panel fencing and features a spacious patio and level lawn—ideal for outdoor entertaining.

The property has been extremely well maintained and cared for, and now offers exciting potential to modernise or reconfigure the layout to suit individual needs and tastes. Offered to the market with no onward chain, this is a superb opportunity to create a personalised home in a highly convenient village setting.

Utilities & Services

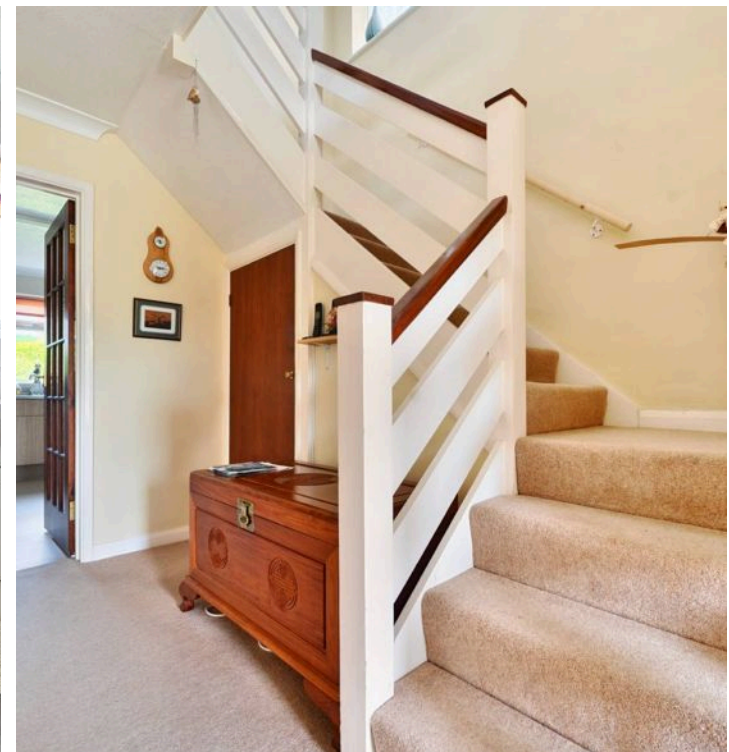
Mains: Gas, Electric, Water and Drainage

Council Tax Chichester District Council Band: F
(£3,389.24)

EPC Rating: C

SAT NAV: GU27 3JY

What3Words/// wobbling.addicted.chief



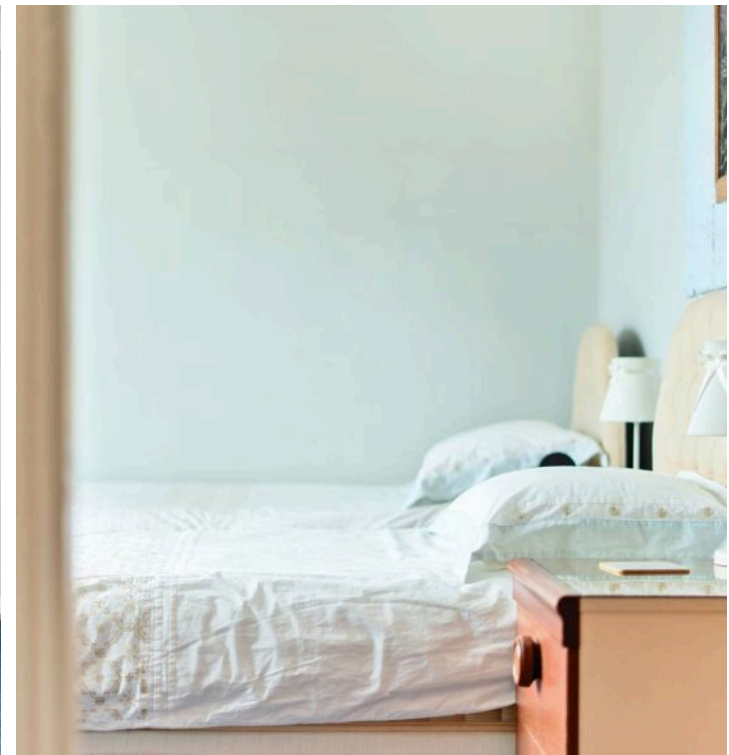
11 The Leys

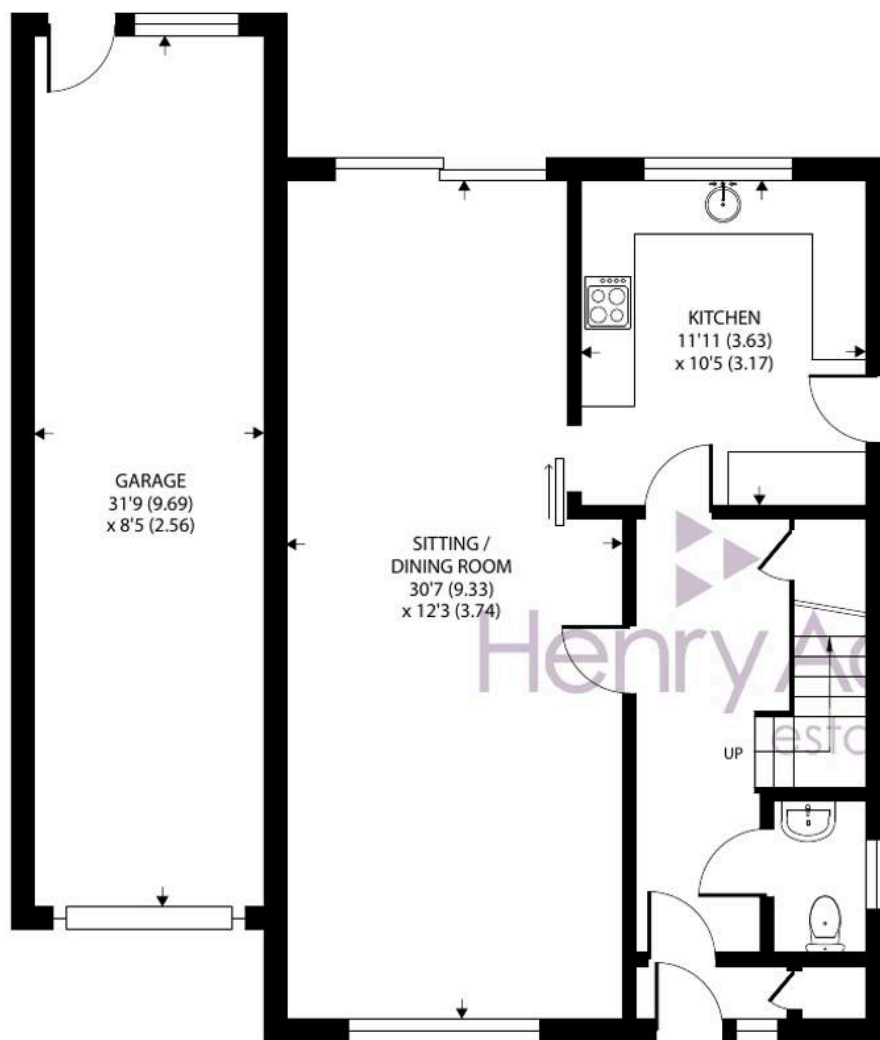
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Location: Situated in a peaceful and select cul-de-sac in the heart of Fernhurst, this home enjoys a convenient location just a short stroll from the village's everyday amenities. These include a well-regarded primary school, a newsagent/general store, chemist, restaurants, and a popular pub set beside the village green and historic church. The village also benefits from a Post Office located within one of its two general stores, a traditional greengrocer (Crossways Fruiterers), and a number of hairdressers in the centre of the village. The Village Hub—run by the residents for the residents—is a thriving and much-loved part of the community, offering a warm and welcoming space for social events and activities. The property is also within easy walking distance of the local doctor's surgery. The surrounding area is rich in natural beauty, with access to nearby National Trust land and Areas of Outstanding Natural Beauty, ideal for walking, cycling, and horse riding. The vibrant market town of Haslemere is just a short drive away and offers a broader selection of shops, cafés, restaurants, and leisure facilities, including the Haslemere Leisure Centre.

For commuters, there are excellent road links to London and the south coast, while Haslemere's mainline station provides a direct train service to London Waterloo in approximately 49 minutes.

Instagram: Follow us @haslemerepropertyclub





GROUND FLOOR



FIRST FLOOR

The Leys, Fernhurst, Haslemere

Approximate Area = 1294 sq ft / 120.2 sq m

Garage = 267 sq ft / 24.8 sq m

Total = 1561 sq ft / 145 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 Henry Adams. REF: 1300035



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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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.