



Hawkswood, Hawksfold Lane East, Fernhurst, GU27 3JW

Guide Price £1,175,000 - Freehold

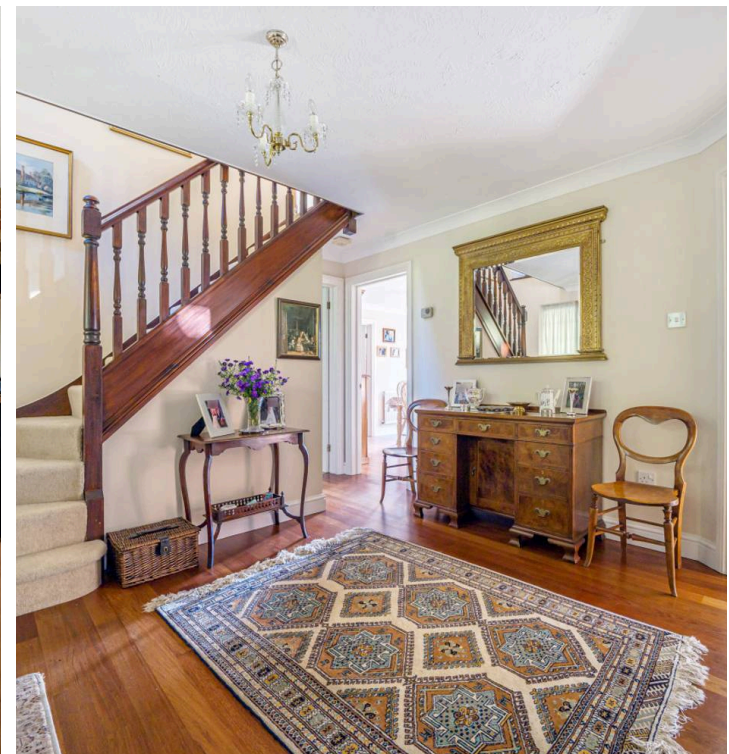
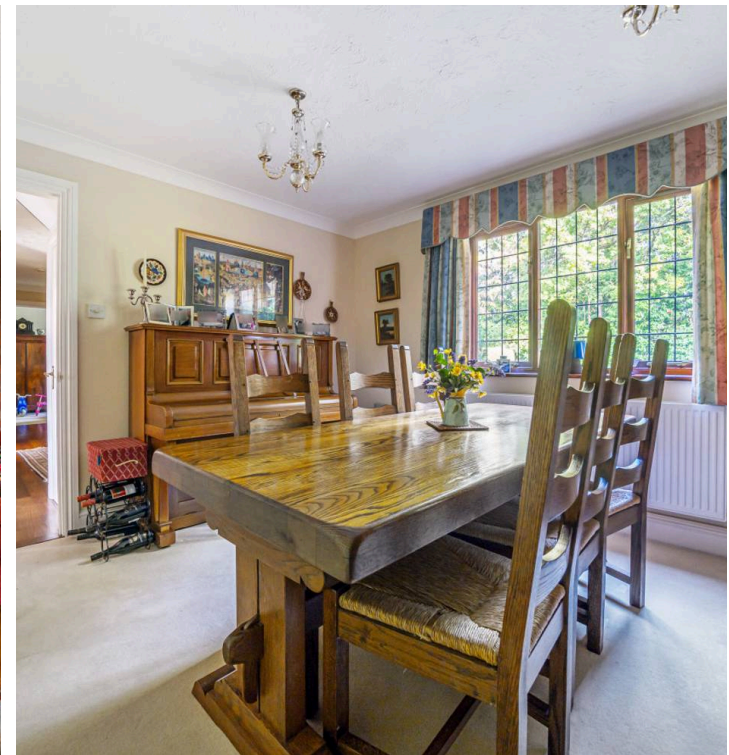
Hawkswood Hawksfold Lane East

Fernhurst

- Kitchen/Breakfast Room
- Mature Gardens With Beautiful Views
- Walking Distance To Village & Local Shops.
- Double Garage With Electric Doors
- Inglenook Fireplace
- Principal Bedroom With Ensuite & Dressing Room
- Separate Utility Room
- Cloakroom & Coat Cupboard
- Large Driveway

Nestled in the charming village of Fernhurst, Hawkswood is a substantial family home exuding elegance and charm whilst enjoying the comforts of modern living. Its inviting exterior, with mock Tudor and tile-hung accents, sets a welcoming tone. Step inside to find a spacious entrance hall leading to a cosy sitting room adorned with a rustic brick inglenook fireplace, seamlessly connected to the south facing garden via French doors. The heart of the home is a classic country kitchen breakfast room, with cream shaker-style units, solid wood surfaces, and a brick-surround range cooker and French doors leading onto the garden. Adjacent, the utility room links to the integrated double garage. Completing the ground floor is a separate dining room, study, and downstairs cloakroom.

Upstairs presents four generously sized double bedrooms, each with built-in wardrobes. The primary bedroom boasts a generous walk-in wardrobe and a luxuriously appointed en-suite bathroom with feature rolltop bath and dual vanity units. Both the main suite and second bedroom enjoy far reaching views across the gardens and fields beyond.



Hawkswood, Hawksfold Lane East

Continued Text, Direction & Location

A luxurious family bathroom, with a rolltop bath, separate shower, and curved wood vanity unit, serves the three further bedrooms.

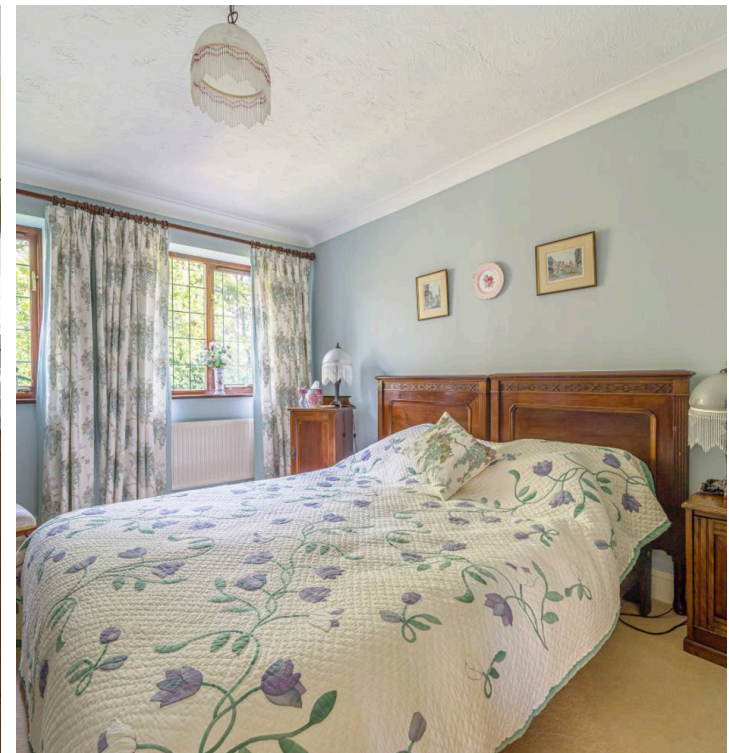
Outside, the expansive tarmacadam driveway and double garage, provide ample parking and secure storage. The meticulously landscaped rear garden with mature herbaceous borders accented by a stunning majestic oak tree, provides a serene retreat for relaxation and outside entertaining.

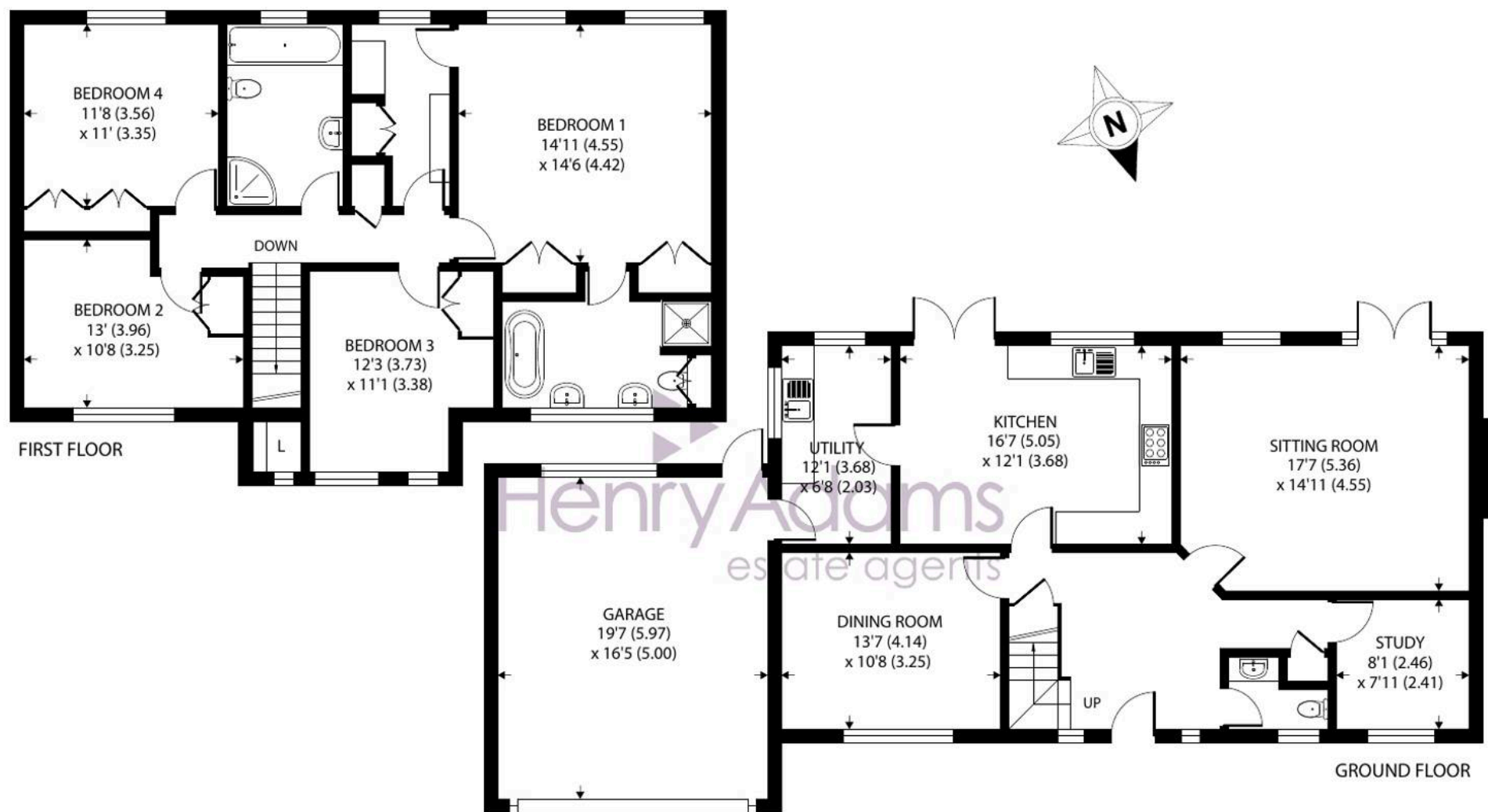
Mains: Gas, electric, water, and drainage // EPC RATING: D

Council Tax Band: Chichester District Council Band: G (£3876.38)

SATNAV GU27 1PE What3Words - absorbing.delight.poets

Location: Conveniently located in a small select close in the centre of Fernhurst, which offers day to day shops and facilities including a popular primary school, newsagent/general store, chemist, restaurants and a popular pub on the green by the church. The property is also within walking distance of the doctor's surgery. Stunning areas of National Trust and Areas of Outstanding Beauty can be found locally for walking and riding enthusiasts to enjoy. Haslemere is a short drive away and has a wider range of shops, restaurants and coffee houses and leisure facilities including the Haslemere Leisure Centre. There are good road links to London and the south coast and Haslemere mainline station offers a fast train service to London Waterloo in around 49 minutes.





Hawkswood, Hawksfold Lane East, Fernhurst, Haslemere

Approximate Area = 1999 sq ft / 185.7 sq m

Garage = 321 sq ft / 29.8 sq m

Total = 2320 sq ft / 215.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1101121



Henry Adams - Haslemere

Henry Adams LLP, Georgian Court, High Street, Haslemere - GU27 2LA

01428 644002

haslemere@henryadams.co.uk

www.henryadams.co.uk/

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.