

Kingsley Green, Haslemere, Surrey
Price Guide £695,000 Freehold

CLARKE C·G GAMMON 1919

FERNWOOD HOUSE KINGSLEY GREEN HASLEMERE SURREY GU27 3LQ

Price Guide £695,000

- Period attached cottage.
- 1600 sq feet of accommodation.
- 3 bedrooms & 2 bathrooms.
- 2 separate reception rooms.
- Working open fireplace.
- Lots of character.
- Set amongst National Trust land.
- Ample parking.
- Level gardens.
- Located between Haslemere & Fernhurst.





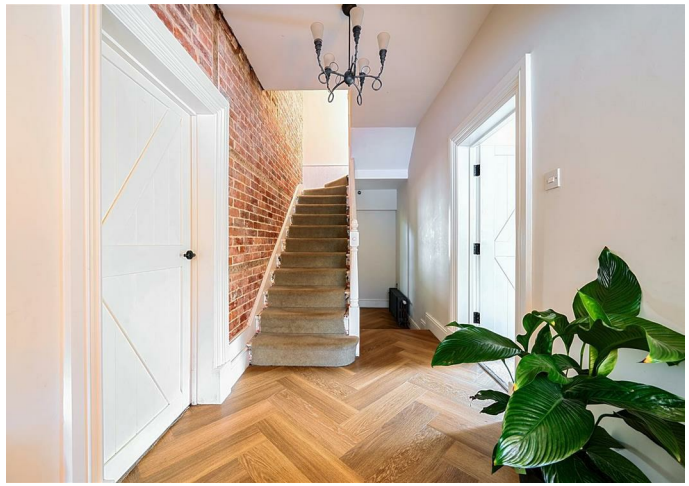
This period double fronted property has been the subject of significant improvement by the current owners who have created a well proportioned home with character and a contemporary finish.

THE PROPERTY

The house is attached at its rear flank to an adjoining property and is approached by a quiet lane that leads to this house and 2 behind it. Set in the midst of National Trust Land with an abundance of mature trees and mature growth that really make you feel you're in the country! The accommodation spreads over 3 floors and starts with a very welcoming and generously sized entrance hall, off which are found a 24' living room with an open fireplace and access to the garden, a separate dining room and a well fitted kitchen that also has access to the outside. In addition, there is a good sized and refitted shower room on this floor. The 1st floor has a large master bedroom with an equally impressively sized bathroom off from it and there's a further similarly sized bedroom on this floor too with stairs leading to the 2nd floor where the 3rd bedroom is along with very useful and useable loft space albeit with some limited height.











THE GROUNDS

A quiet and private lane leads off the road and provides access to Fernwood House and just 2 other properties so it's set in a quiet spot with no passing traffic outside the house ; there's ample parking outside and a level and pretty garden that's surrounded by mature trees with access onto the NT managed countryside that surrounds the property. Behind the house is a terraced area that could be improved upon to create a further secluded alfresco space as it's directly behind the kitchen.

SITUATION

Kingsley Green is a hamlet lying betwixt Haslemere & Fernhurst, Haslemere offering a comprehensive range of shops including Waitrose, Tesco, M&S Food, Boots, along with boutiques, restaurants, public houses and several coffee bars. There are two hotels; The Coppa Club Georgian in the High Street and Lythe Hill, both of which have spas. There are two sports centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground. The area is renowned for its excellent schools, both state and private. The main line station provides a fast and frequent service into London Waterloo in under one hour and the A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.

Haslemere Station 2 Miles

Haslemere Town Centre 2.5 Miles

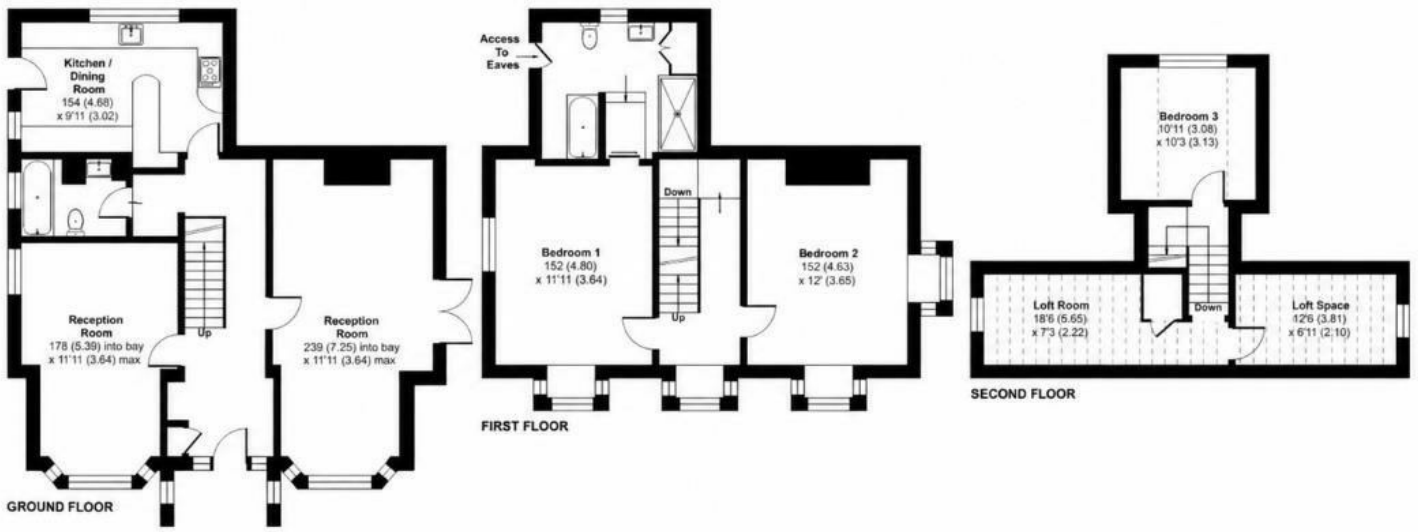
Guildford 18.5 Miles

Chichester 19.5 Miles

London Waterloo 55 Mins direct

Fernwood House, Kingsley Green, Haslemere, GU27

Approximate Area = 1621 sq ft / 150.5 sq m
Limited Use Area(s) = 245 sq ft / 22.7 sq m
Total = 1866 sq ft / 173.2 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 2026. Produced for Clarke Gammon. REF: 1521500

LOCAL AUTHORITY

Chichester DC

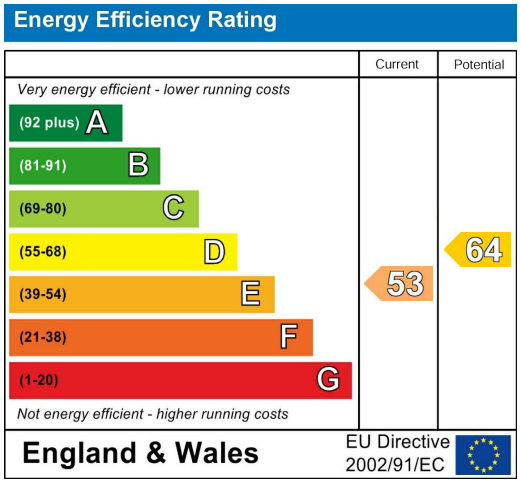
COUNCIL TAX

Band F

SERVICES

Mains water, electricity, mains drainage
gas central heating

19th October 2026



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DIRECTIONS
From our office in Haslemere High Street, bear South and turn right at the town hall before then turning left onto Shepherds Hill (A286, Midhurst Road), follow this road for approximately 1.5 miles and the lane that leads to the property will be found on the left hand 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.