



## CHAPEL GARDEN

17 Fernden Heights, Haslemere, West Sussex, GU27 3LN



# SOUTH-WEST FACING HOME

A beautifully appointed cottage with a south-west facing garden, set within an exceptional elevated position in the South Downs National Park.



Local Authority: Chichester District Council

Council Tax band: G

Tenure: Freehold



## LOCATION

Set within the South Downs National Park, Fernden Heights combines a highly regarded rural setting with accessibility.

Haslemere (1.5 miles) offers a comprehensive range of shops including Waitrose, M&S Food and independent boutiques, together with restaurants, cafés and leisure facilities.

The mainline station (2 miles) provides fast services to London Waterloo, while the A3 at Hindhead (4 miles) offers excellent road connections. The area is also well known for its selection of highly regarded schools.





## THE PROPERTY

Chapel Garden is an elegant two-bedroom semi-detached cottage forming part of the exclusive Fernden Heights, a former private school set at the end of a private drive on the southern fringes of Haslemere.

Surrounded by approximately 12 acres of communal gardens and woodland, the setting offers a rare combination of privacy, natural beauty and convenience, within easy reach of the town centre.

The property has been carefully extended and refurbished to create a light, well-balanced home of just under 1,800 sq ft, with a strong emphasis on space, light and connection to the landscaped south-west facing garden.







## 17 FERNDEN HEIGHTS

The accommodation flows beautifully, centred around a generous sitting room with a woodburner and open galleried staircase, creating a wonderful sense of volume and light. Oak flooring continues through to the dining room and into a well-appointed kitchen/breakfast room, complemented by a separate utility room and cloakroom, while the garden room, added in 2021, is a standout feature with bifold doors opening directly onto the terrace, seamlessly linking the interior with the garden.

The south-west facing garden is a particular feature, landscaped to provide a series of terraces, lawn and well-planted borders, offering both privacy and excellent entertaining space. To the front, there is a further terrace and covered entrance. The property benefits from a single garage (with power and light), allocated parking, visitor spaces and EV charging points, while residents also enjoy access to the surrounding communal grounds and woodland.







## UPSTAIRS

Upstairs, there are two well-proportioned double bedrooms, both benefiting from stylish en suite facilities that have been recently refitted to a high standard. Each room is thoughtfully arranged to maximise space and natural light, creating comfortable and inviting retreats, while the quality of the finishes adds a sense of understated luxury throughout.





**Approximate Gross Internal Area**

Main House 1,788 sq. ft / 166.1 sq. m

Garage 171 sq. ft / 15.8 sq. m

Total 1,959 sq. ft / 181.9 sq. m





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