



Benifold Place, Fernhurst
Haslemere, West Sussex, GU27

HAMPTONS
INTERNATIONAL

Beyond your expectations

A simply stunning four bedroom detached family home

Hamptons International

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www.hamptons.co.uk

2 Bedrooms with En-Suite Bath/Shower Rooms | 2 Further Bedrooms | Family Bathroom | Sitting Room | Playroom | Study | Utility Room | 2 Cloakrooms | Kitchen/Living and Dining Area | Storage Room | Garage | Garden | Services: All Main Services are connected

Guide Price £825,000 Freehold

Description

A simply stunning four bedroom detached family home arranged over three floors, further complemented with a tremendous kitchen/living area on the ground floor with bi-fold doors leading out to the garden, perfect for family life and entertaining, backing onto open countryside. Built in 2012 by the award winning builders Kirkby Homes, careful thought and consideration was given at the planning stages to maximize the accommodation of this property. The property is approached at the front via a block paved driveway providing parking for several vehicles leading to a single garage. The front door opens into a central hallway with doors to all rooms and stairs to the lower ground floor and the first floor. The main double aspect sitting room, enjoys elevated views across the garden and to open countryside beyond. There are two further reception rooms on this floor, one currently being used as a family room and the second as a study. The first floor is of equal merit providing four bedrooms, the master bedroom and the second bedroom are both complemented with en suite shower rooms whilst bedroom three and four are served by the beautifully fitted family bathroom. The property really comes into its own on the lower ground floor, providing a tremendous family/kitchen/living area. Fitted with bespoke units under an expanse of granite work tops, with a range of integrated appliances. Bi-fold doors leading directly onto a paved terrace which in summer months provides a seamless extension to this vast entertainment space. In addition on the lower ground floor there is a large walk in pantry/boot room, a

storage cupboard for coats and a separate WC.

Outside

There is a garden to the front with gated access both sides to the rear garden. The rear garden has been extensively landscaped providing a large level area of lawn backing onto open countryside.

Location

Situated close to the centre of the village, Fernhurst enjoys a good selection of local amenities including shops, primary school, church and public house. Haslemere town is situated about 3 miles to the north and provides a more comprehensive range of amenities including shopping facilities, schools for all ages both in the private and public sectors and a mainline railway station providing a frequent service to London Waterloo in under the hour. In addition, the countryside surrounding Fernhurst and Haslemere is well known for its outstanding natural beauty, providing many opportunities for walking and riding including Blackdown and the Devils Punchbowl. The coast is approximately 20 miles to the south, whilst there are a number of local golf courses, together with polo at Cowdray Park and racing at Goodwood.

Additional Information

Services: All Mains Services are connected.

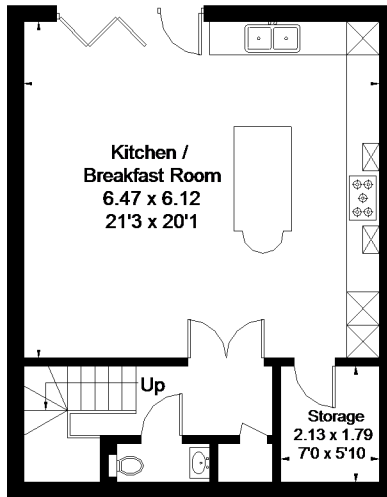
Local Authority: Chichester District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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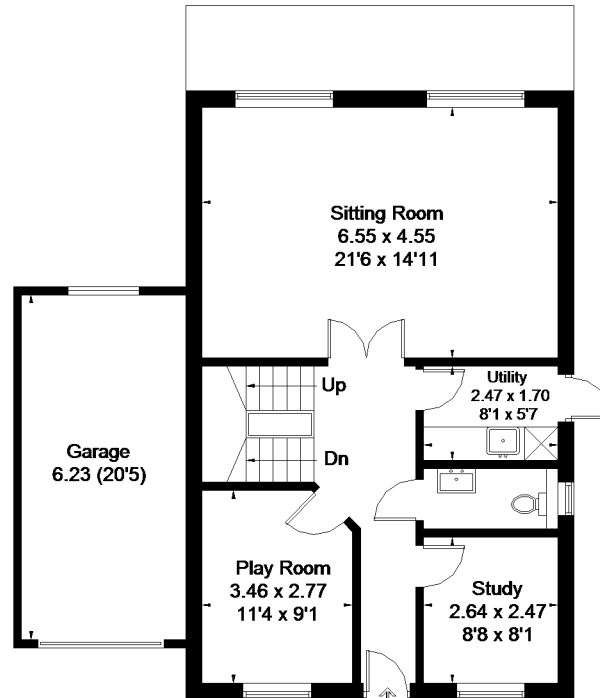
Approximate Gross Internal Area
194.1 sq m / 2089 sq ft
(Excluding Garage)



Lower Ground Floor

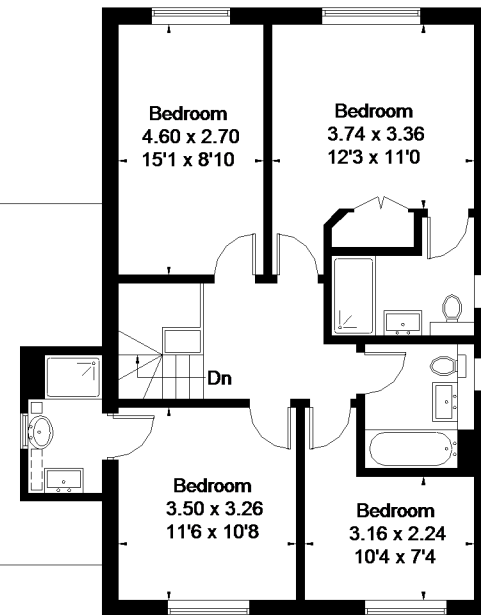
Floorplanz © 2016
0845 6344080 Ref: 167367

This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.



Ground Floor^{IN}

= Reduced headroom below 1.5m / 5'0



First Floor

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

