



Vann Road, Fernhurst  
Haslemere, West Sussex, GU27



*Beyond your expectations*



# A beautifully presented 2 bedroom Cottage

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Sitting Room | Dining Room | Kitchen/Breakfast Room | Two Double Bedrooms | Bathroom | Garden

**Guide Price £415,000 Freehold**

## Description

An individual semi detached cottage with a distinctive tile hung façade. The property offers a wealth of charm and character believed to date back to the late 1800's. The front door opens into an entrance porch which in turn leads into a central dining room with stairs to the first floor. Adjacent to the dining room is a separate sitting room with an open fire place. There is a well equipped kitchen with an expanse of work surfaces and a range of fitted units, complemented further with direct access to the rear garden. There is also a newly refurbished family bathroom. The first floor is of equal merit providing two bedrooms, the master bedroom with vaulted ceiling and both have built-in storage cupboards.

## Outside

To the front of the property there is a driveway providing off road parking for at least two cars. A pedestrian gate gives access to a fully enclosed rear garden, planted with an extensive range of shrubs and herbaceous borders together with a large stone patio area ideal for entertaining. To the rear of the garden is a large home office/summer house and a recently installed wood fired sauna. The beautiful garden provides a secluded area for outside entertainment.

## Location

Situated on a village lane 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

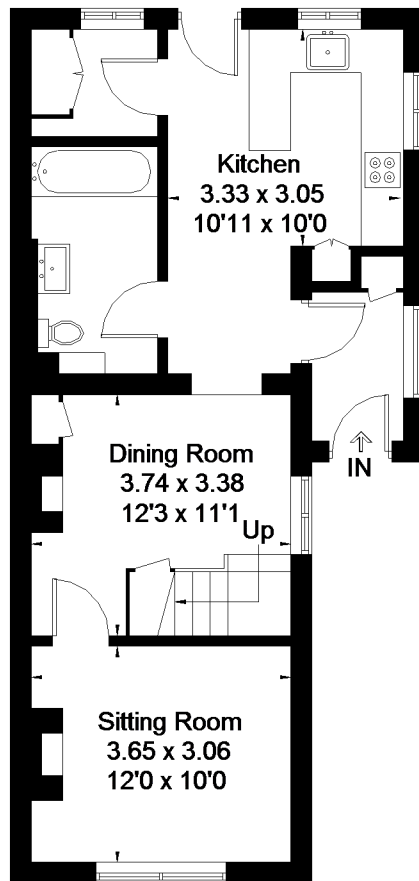
the north and provides a more comprehensive range of amenities including shopping facilities, schools for all ages both in the private and public sectors and a main line railway station providing a frequent service to London Waterloo in under the hour. In addition, the countryside surrounding Fernhurst and Haslemere is well known for its outstanding natural beauty, much of it is in the ownership of the National Trust, including the South Downs National Park, Devil's Punchbowl and Blackdown providing opportunities for walking and riding. The coast is approximately 20 miles to the south. There are a number of local golf courses, together with polo at Cowdray Park and racing at Goodwood.



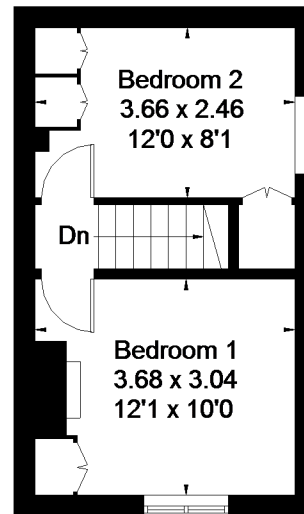
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	58
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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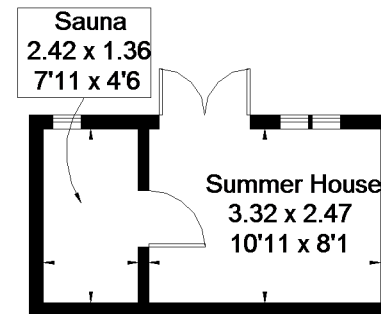
Approximate Gross Internal Area = 77.4 sq m / 833 sq ft  
Outbuildings = 20.4 sq m / 219 sq ft  
Total = 97.8 sq m / 1052 sq ft



Ground Floor

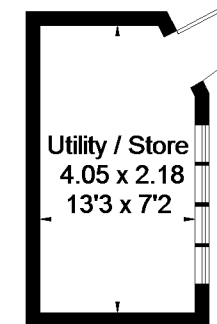


First Floor



Outbuilding

(Not Shown In Actual  
Location / Orientation)



Outbuilding

(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only. Not to scale  
Ref: 175934

**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.



