



**Nappers Wood, Fernhurst, Haslemere, Surrey**  
**POA Freehold**



## 39 NAPPERS WOOD FERNHURST HASLEMERE SURREY GU27 3PB

### POA

Early 1960s Semi detached house

No onward chain

Family bathroom

Kitchen/dining room

90' south east facing rear garden

Scope for modernisation and improvement

Three bedrooms

Sitting room

Utility room

Parking for three cars



**A three bedroom semi detached house requiring modernisation and improvement having an impressive 90' south east facing rear garden, being sold with no onward chain.**

### THE PROPERTY

This early 1960s house has been in the same ownership for a number of years and offers scope for modernisation, improvement and potential enlargement subject to the necessary planning permission. The house sits in an established location towards the end of a cul de sac and has the benefit of driveway parking for three cars and a fantastic 90' level south east facing rear garden. The accommodation consists of a hallway and front aspect sitting room having a fireplace with fitted gas fire. Overlooking the back garden is an open plan kitchen/dining room which, although now dated, has a comprehensive range of fitted units and in the dining area a built-in dresser. Off the kitchen is a handy utility room having space for a tumble dryer and washing machine and a door to the rear garden. On the first floor are three well proportioned bedrooms; two double and one single and a family bathroom. The house has the original single glazed windows and gas central heating.



## THE GROUNDS

To the front is a generous driveway providing parking for three cars and a level front lawn. Gated side access leads to the well maintained rear garden which is approximately 90' in length. There is a brick paved terrace, lawns, shaped borders, workshop with power and light and a shed, all enclosed by fenced and hedged boundaries.

## SITUATION

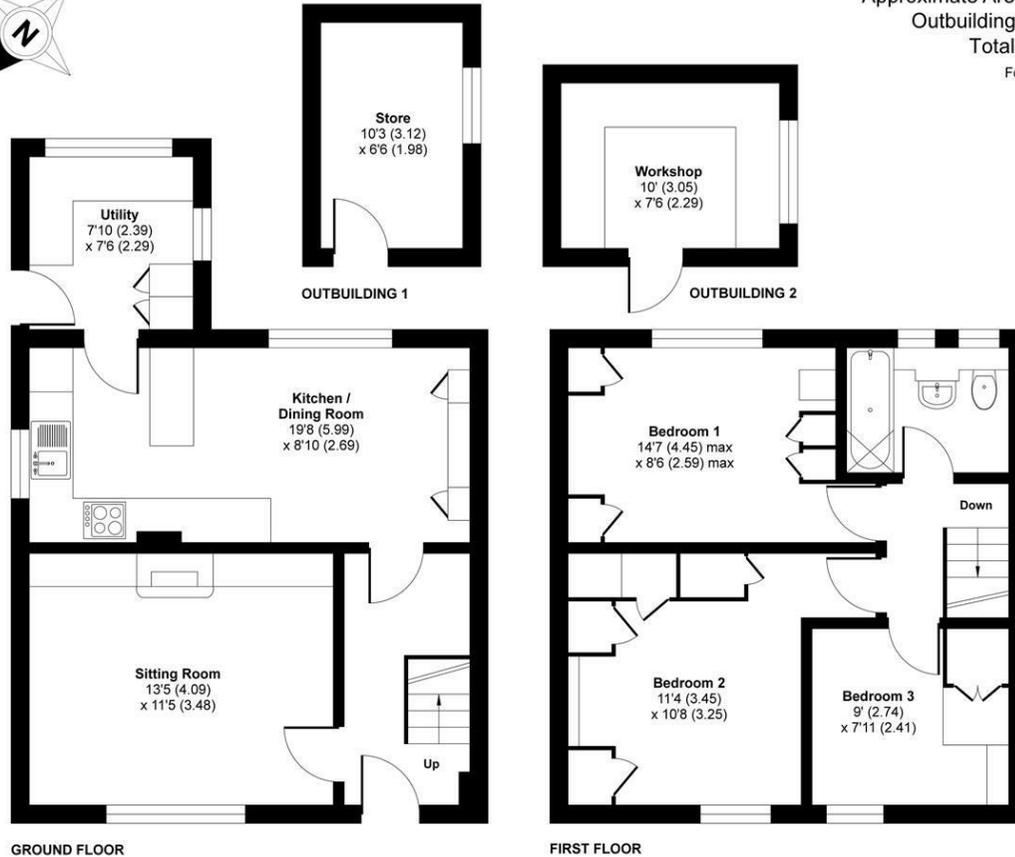
Surrounded by beautiful countryside on the Surrey/West Sussex border and within the South Downs National Park, Fernhurst offers day to day amenities as well as the opportunity for scenic walks and riding. Located within a few minutes walking distance is a post office / general store, greengrocer, chemist, hairdresser, doctors surgery, primary school and village hall. The Red Lion, a popular public house overlooks the village green and close by are the Kings Arms and Duke of Cumberland at Henley. Nearby Haslemere provides a comprehensive range of shops, boutiques, coffee houses, restaurants, public houses as well as M&S Food Hall, Waitrose, Tesco, Costa and Space NK. The main line station offers fast and frequent services into London Waterloo from 49 minutes. Lythe Hill Hotel on the outskirts of the town has a spa and The Edge, Haslemere Leisure Centre and Recreation Ground provide a wide range of activities. There is a good selection of state and private schools for all ages in the area.

Village centre amenities 0.3 miles  
Village school 0.6 miles  
Haslemere Town Centre 3.5 miles  
Haslemere main line station 4 miles  
Midhurst 5 miles  
Liphook 5 miles

All distances approximate

# Nappers Wood, Fernhurst, Haslemere, GU27

Approximate Area = 901 sq ft / 84 sq m  
 Outbuildings = 142 sq ft / 13 sq m  
 Total = 1043 sq ft / 97 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 2021. Produced for Clarke Gammon. REF: 789880

## LOCAL AUTHORITY

Chichester District Council

## COUNCIL TAX

Band C

## SERVICES

All main services, gas central heating

25th May 2023 PM/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## CG HASLEMERE OFFICE

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## DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst). Continue for approximate three miles until reaching Fernhurst. Turn right at the crossroads in the centre of the village into Vann Road. Take the 2nd right turning into Nappers Wood and continue until reaching the junction where the property will be seen on the opposite side of the road just to the right.

## 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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

