



19 Haslemere Road  
FERNHURST, HASLEMERE, SURREY GU27 3EA



# 19 Haslemere Road

1926 BUILT HOUSE EXTENDED IN THE 1970'S  
THREE DOUBLE BEDROOMS ALL WITH BUILT-IN WARDROBES  
GOOD SIZED FAMILY BATH/ SHOWER ROOM  
TRIPLE ASPECT SITTING ROOM WITH BRICK OPEN FIREPLACE  
KITCHEN/DINING ROOM OPENING TO FAMILY ROOM  
DOUBLE GLAZED CONSERVATORY

HALL AND CLOAKROOM  
UTILITY ROOM AND GARDEN ROOM  
DOUBLE GARAGE AND WORKSHOP  
BEAUTIFULLY MAINTAINED GARDENS AND SOUTH WEST FACING SUN TERRACE  
CORNER PLOT POSITION & SHORT WALK FROM VILLAGE SCHOOL  
GAS CENTRAL HEATING & MAJORITY DOUBLE GLAZING



With living space alone of 2,000 sq.ft, a spacious three bedroom detached 1920's house enjoying stunning gardens, corner plot and just a short walk from Fernhurst village school.

## THE PROPERTY

An attractive and spacious three bedroom detached house built in 1926 and thoughtfully enlarged in the 1970's. The property enjoys a corner plot position amongst beautifully manicured gardens with an L-shaped sun terrace taking full advantages of its south westerly aspect. The house combines a modern open plan themed living style with the character of a 1920's with a triple aspect sitting room featuring a brick open fireplace and glazed sliding doors to the sun terrace. Elsewhere on the ground floor are the kitchen/dining room opening to the family room, utility room and south east facing garden room. The

double glazed conservatory, cloakroom and hall complete the ground floor living space. On the first floor are three double bedrooms and a particularly spacious bathroom with separate oversized shower cubicle. Storage has been particularly well taken care of with all three bedrooms having built-in wardrobe cupboards and further cupboards located off the sitting room, hall, utility room and a pantry within the kitchen.



HASLEMERE TOWN CENTRE	3.7 MILES
MLS (WATERLOO 49 MINS)	3.9 MILES
GODALMING	12 MILES
GUILDFORD	20.3 MILES
A3 ACCESS POINT	5.5 MILES
CHICHESTER	17.1 MILES



## SITUATION

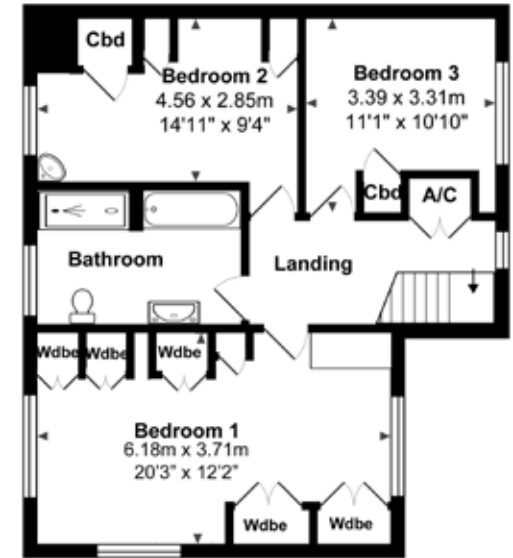
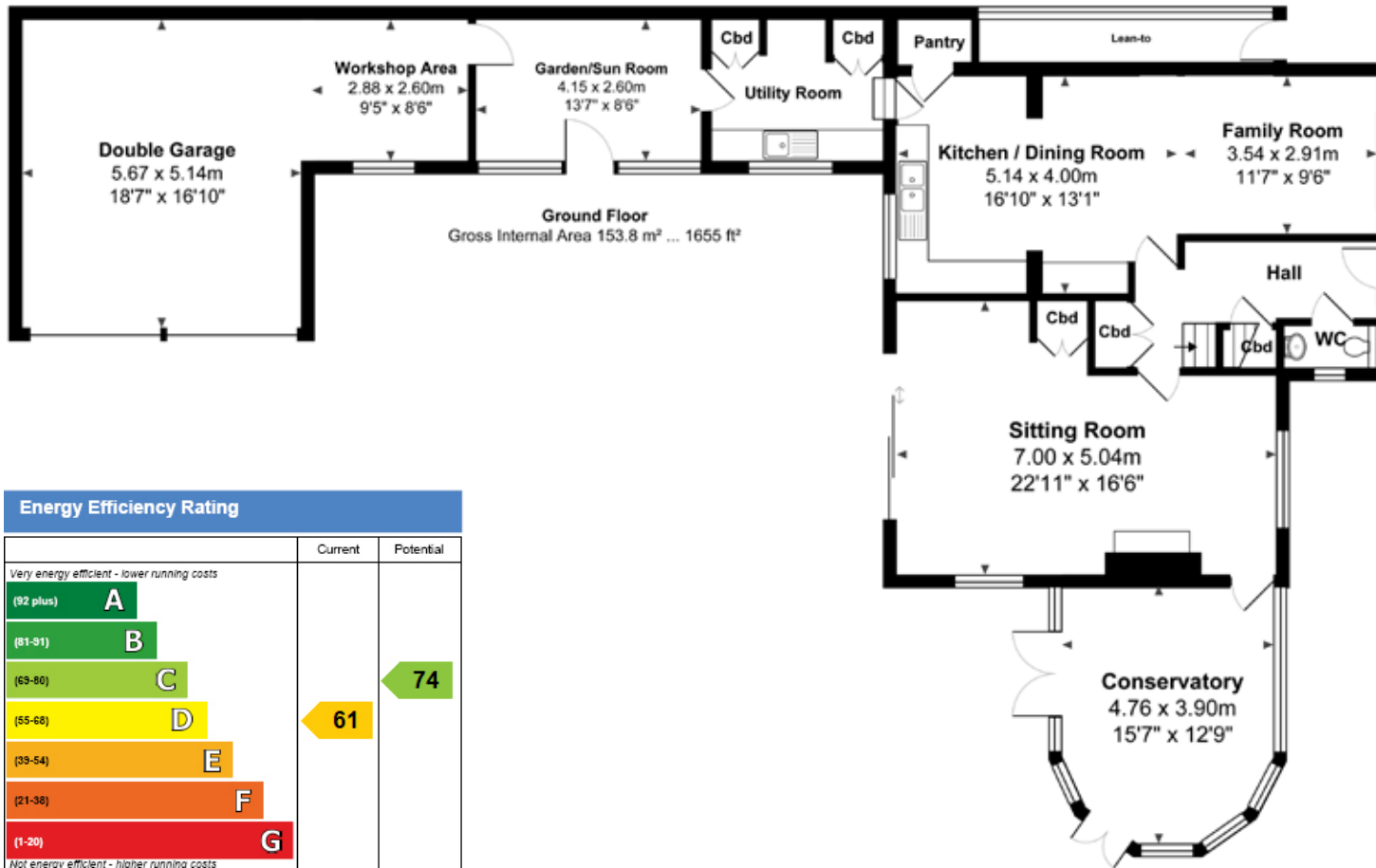
The property enjoys a corner plot position and whilst it has a Haslemere Road address, the driveway access is from Chesholt Close. The village of Fernhurst offers day-to-day facilities including a newsagent/general store, Post Office, greengrocers, chemist, hairdressers and launderette, together with a doctors surgery. The area around the village is surrounded by beautiful rolling countryside giving the opportunity for scenic walks and riding. Haslemere town centre offers a comprehensive range of interesting shops and boutiques, restaurants, public houses and coffee bars. There are two hotels; The Georgian House Hotel and The Lythe Hill Hotel, both of which have spas. There are also two sports centres; The Edge and The Herons. There are excellent sports facilities at both Haslemere Recreational Ground, offering junior football,

tennis, cricket and bowls, and at Woolmer Hill there is senior football, rugby, hockey and athletics.

## GARDEN AND GROUNDS

The pretty and beautifully tended gardens are an undoubted feature of the property and surround it on three sides. At the front there is gated access into the front garden which has a level lawn and perimeter paved pathway. Beyond are established raised borders. To the side of the property is a garden shed and attached lean-to potting shed. Via a side gate the gardens extend to the side of the property with further lawns and established boundaries providing screening and privacy

and open up to the rear garden with further lawns, paved pathways and in the corner a timber summerhouse set on its own raised paved terrace. The Mediterranean feel of the garden and emphasis on outside entertaining is continued with the L-shaped sun terrace which has access from both the sitting room and garden room. The terrace is slightly split level and complemented by raised brick built planters and outside lighting. These fabulous gardens have been lovingly cared for by the present owners and feature many specimen shrubs and trees including a variety of acers and fruit trees. The tarmac driveway provides parking for at least four cars and leads to the detached double garage with twin up and over doors, light and power, roof void storage space and opens to a useful workshop also with light and power.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>61</b>	<b>74</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**First Floor**  
Gross Internal Area 66.6 m<sup>2</sup> ... 716 ft<sup>2</sup>

**HASLEMERE OFFICE**

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**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.

**DIRECTIONS**

From our office in Haslemere proceed up the High Street turning right at the Old Town Hall and take the 2nd left into Shepherds Hill (A286). Continue on this road for just over 2 miles into the village of Fernhurst. On the descent into the village turn right, just after the school, into Chesholt Close and the driveway access to 19 Haslemere Road will be found on the immediately on the right hand side.

VIEWINGS BY APPOINTMENT ONLY

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

SHERE OFFICE  
T: 01483 202 016

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223 101

**CLARKE GAMMON**  
  
**WELLERS**