31 West Close, Fernhurst, Haslemere
Guide Price £435,000
A superbly modernised and presented three bedroom house within this popular development in the centre of Fernhurst.

THE PROPERTY
This end of terrace house has been brought to the market having undergone a well thought out and extensive modernisation and refurbishment programme completed during 2018. The works include a newly fitted kitchen having stainless steel oven, hob and extractor and integrated fridge/freezer which is open plan to the dining room with, to the rear, a spacious conservatory with radiator heating, matching kitchen unit and cloakroom off. The lounge enjoys a front aspect and on the first floor are three bedrooms; two of which have built-in wardrobes, complemented by a newly refitted bathroom. On the ground floor there is quality laminate wood effect flooring and the house has double glazing and gas central heating.
SITUATION

Fernhurst offers day-to-day amenities including newsagent/general store, Post Office, greengrocer, chemist, hairdresser, doctors surgery and primary school. There are two village pubs; the Red Lion which overlooks the village green and the Kings Arms, together with the Duke of Cumberland at nearby Henley. The village is surrounded by beautiful rolling countryside giving the opportunity for scenic walks and riding. Nearby Haslemere provides a comprehensive range of shops, boutiques, restaurants, public houses and coffee bars including M & S Food, Waitrose, Tesco, Costa and Space NK. The main line station offers a fast and frequent service into London Waterloo in under the hour and the A3 can be joined at Hindhead or Milford providing links to London and the motorway network. The Georgian and Lythe Hill hotels both have spas and there are two sports centres; The Edge and Haslemere Leisure Centre along with further facilities at Haslemere Recreation Ground, Woolmer Hill and The Grange in Midhurst. In addition to the village school there are several highly regarded state and private schools in the area.

GARDEN AND GROUNDS

The property has a driveway with parking for three cars which leads to a garage having light and power.

The rear garden has a patio, level lawn, shaped flower and shrub borders, greenhouse, garden store adjoining the garage, pond and summer house.

Village centre amenities 0.2 miles
Haslemere 3.4 miles
Midhurst 5 miles
A3 access at Hindhead 6 miles
Chichester 17 miles

All distances approximate
Approximate Gross Internal Area = 96.1 sq m / 1034 sq ft
Garage = 17.4 sq m / 187 sq ft
Summer House = 4.1 sq m / 44 sq ft
Total = 117.6 sq m / 1283 sq ft

Ground Floor
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID507149)
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First Floor
(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating

Very energy efficient - lower running costs
(82 plus) A
(81-81) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Current Potential
85 66

Local Authority
Chichester District Council
Council Tax
Band D
Services
All main services are connected

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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 out of the town and after approximate three miles you will enter Farnhurst. Turn right at the crossroads in the centre of the village into Vann Road and right again after a short distance into West Close.
Viewings by appointment only

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.