



**Chesholt Close, Haslemere, Surrey**  
**Price Guide £750,000 Freehold**

CLARKE  GAMMON

SHERATON CHESHOLT CLOSE  
HASLEMERE SURREY GU27 3EB

Price Guide £750,000

Refurbished and modernised family house	4 good sized bedrooms
Family bathroom and ensuite shower	Living/dining room with open fireplace
New kitchen	Family room and garden room
Double glazing and gas central heating	Attractive sunny south west facing garden
Garage and parking	Close to village centre and school



**A spacious and superbly refurbished and modernised 4 bedroom detached family house in a quiet cul-de-sac close to the school and village centre.**

#### THE PROPERTY

This late 1960's home is tucked away at the end of a small cul-de-sac, a short walk from Fernhurst village primary school, the property has been refurbished and modernised to an excellent standard and is being sold with no onward chain. The large open plan living/dining room has an open fireplace and like the adjoining garden room, overlooks the south-west facing garden and also has a wide opening to the sleek new kitchen. Also on the ground floor is a bay fronted family room and utility/cloakroom. The house has been fitted with new carpets, is double glazed and there is a new combination gas boiler with wifi enabled controls. On the first floor are four good sized bedrooms with bedroom 1 having an ensuite shower and like bedroom 2, has lovely south-west facing views towards the south downs. All the bedrooms have built in wardrobes with the family bathroom servicing bedrooms 2, 3 & 4. In the garden is a summer house style shed with mains power and the garage also has light and power.



## GARDEN AND GROUNDS

The property has parking for at least 4 cars with a driveway, garage and additional parking to the side. To the rear and via the side gate is the attractive rear garden which has a full width paved terrace and pathway leading to the summer house style shed which has mains power. The rest of the garden is mainly laid lawn with a small pond and established screening boundaries all enjoying a sunny south westerly aspect.

## 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. There is a newsagent / 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 local shops, boutiques, restaurants, coffee shops and 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. There is a good selection of state and private schools for all ages in the area.

Village School on foot 400ft  
Village Centre shops on foot 0.2 miles  
Haslemere High Street 3 miles  
Haslemere main line station 3.5 miles  
A3 access at Hindhead 5 miles  
Midhurst 5.5 miles

All distances approximate

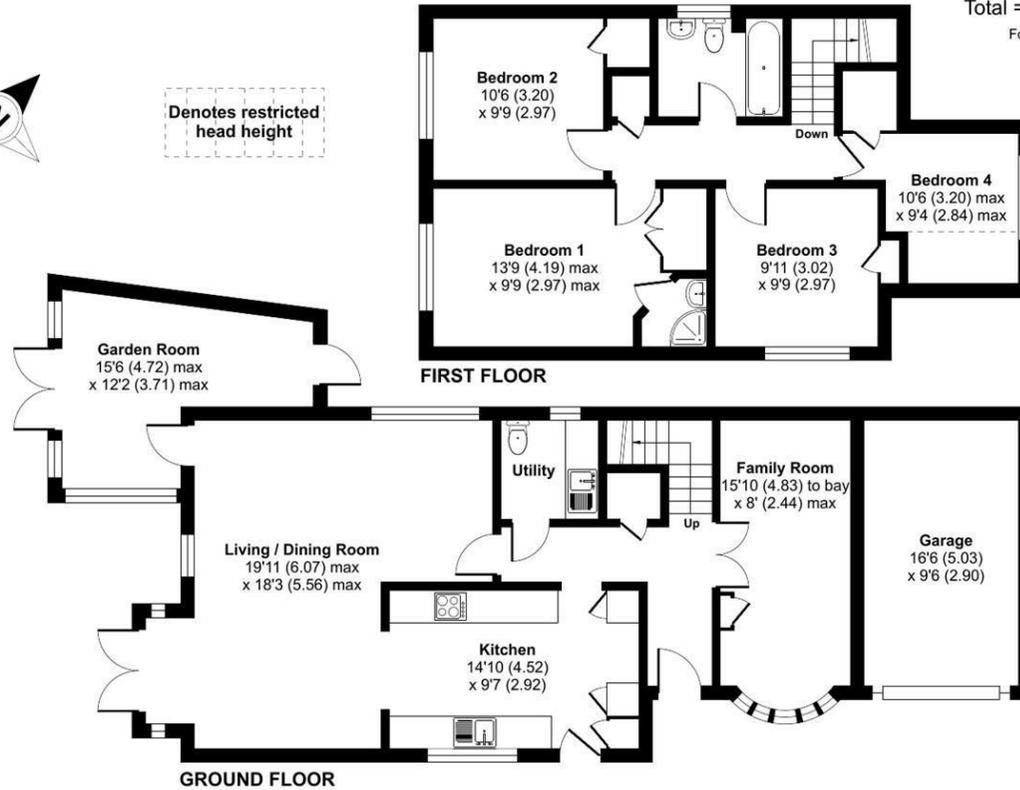
# Chesholt Close, Fernhurst, Haslemere, GU27

Approximate Area = 1538 sq ft / 142.8 sq m  
 Limited Use Area(s) = 21 sq ft / 1.9 sq m  
 Garage = 154 sq ft / 14.3 sq m  
 Total = 1713 sq ft / 159 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1078070

## LOCAL AUTHORITY

Chichester

## COUNCIL TAX

Band F

## SERVICES

Mains water, electricity, mains drainage  
 gas central heating

24th April 2024 PM/tjb

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>	<b>61</b>	<b>74</b>
(39-54) <b>E</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 turning right behind the Town Hall then second left up Shepherds Hill (A286 Midhurst). Continue for just over two miles and Chesholt Close will be found on the right hand side just after passing Fernhurst Primary School.

## 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  
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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

