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powell-richards

# 20 Homelands Copse | £495,000

Fernhurst | Haslemere | Surrey | GU27 3JQ



## 20 Homelands Copse

Fernhurst, Haslemere, Surrey, GU27 3JQ

£495,000 Freehold

- Fernhurst Village 1.2 miles
- Haslemere mainline train station 4.5 miles
- Guildford 19 miles
- A3 6.2 miles
- M25 28 miles

Set in a semi rural location a semi-detached house with potential

- 3 Bedrooms
- Bathroom
- Sitting room with fireplace
- Dining room
- Study
- Kitchen Breakfast room
- Cloakroom
- Garage
- Garden

### DESCRIPTION

Tucked away in a semi rural location a 3 bedroom semi detached house with the opportunity to update and extend STPP should more space be required. The property has a well balanced accommodation including a good sized Kitchen/breakfast room and sitting room. There are 2 double bedrooms and a single bedroom with a bathroom upstairs. The gardens are good size with space to the front, side and rear. There is plenty of parking on a graveled driveway and parking area which leads to a garage.



### LOCATION

Fernhurst is a sought after village set 3 miles due south of Haslemere. The village has a collection of local shops along with a school and an idyllic village green, and a much admired pub. For expanded requirements, Haslemere offers a thriving period town centre along with a rail link to Waterloo and a leisure centre. In addition, the countryside surrounding Haslemere is well known for its outstanding natural beauty, providing opportunities for walking and riding including Blackdown and the Devil's Punch Bowl. The coast is approximately 25 miles to the south, whilst there are a number of local golf courses, together with polo at Cowdray Park and racing at Goodwood.

### DIRECTIONS

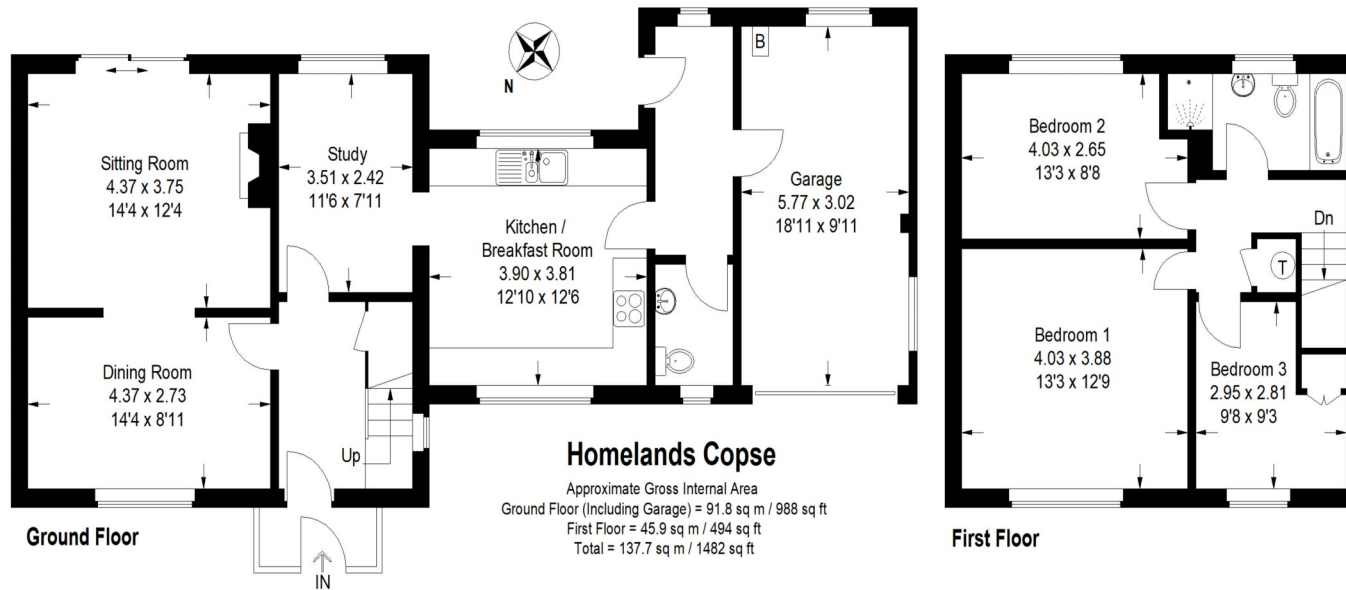
From Haslemere High Street proceed west onto Lower Street turning left into Shepherds Hill (A286) Midhurst Road. Stay on this road to Fernhurst. In the village centre turn left into Church Lane and at the end bear right heading towards Lickfold. Continue for approximately 1 mile whereupon Homelands Copse will be found on the left hand side and 20 will be found on the right.

**COUNCIL TAX:** CDC Tax Band D

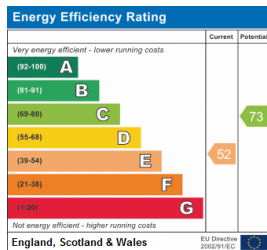
(Correct at time of publication and is subject to change following a council revaluation after a sale)

**SERVICES:** Private Drainage and Oil Heating





This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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