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Hazel Cottage, 24 Vann Road | £660,000

Fernhurst | Haslemere | GU27 3JN



Hazel Cottage

24 Vann Road, Fernhurst, West Sussex GU27 3JN

£660,000 Freehold

- Fernhurst Village centre 0.4 miles
- Haslemere/Midhurst 3.4/5.1 miles
- Guildford 18.5 miles
- Chichester 17.5 miles
- M25 27.5 miles

Beautifully presented detached Victorian family home within a short walk of the village centre & school

- Delightfully presented and decorated
- Open plan living accommodation
- Kitchen with aga
- Sitting/dining room with wood burner
- Study area
- 3 bedrooms
- Ensuite and family bathroom
- Delightful enclosed garden
- Walk of local shops and a fabulous school

DESCRIPTION: A charming wisteria clad Victorian cottage set in a most convenient location within a short level walk of Fernhurst village centre. The property has been thoughtfully renovated and adapted whilst retaining its charm to combine the character of its age with modern day living. The focus of the house is the open plan kitchen/living room which features a gas fired Aga and wood burning stove together with oak flooring. On the ground floor there is also a study and Utility/WC. Upstairs the master bedroom has an ensuite shower room, whilst the other two bedrooms are served by a refitted bathroom.



The rear garden is very private and landscaped with a patio area and a raised area of lawn beyond. The double garage has light and power plus a workshop area and a garden store to one side.

LOCATION: Fernhurst is a sought after village set 3.5 miles south of Haslemere. The village has a collection of local shops along with a primary school, an idyllic village green, and a much admired pub. Haslemere which has a main line station and midhurst offer a wider choice of shopping and recreational facilities. Fernhurst itself lies within the South Downs National Park, and the surrounding countryside offers many opportunities for walking and riding, with the coast c. 20 miles to the south. T

DIRECTIONS From Haslemere High Street proceed west onto Lower Street. Turn left into Shepherds Hill (A286) Midhurst Road and stay on this road to Fernhurst. In the village centre turn right into Vann Road whereupon Hazel Cottage will be found after approximately 0.4 of a mile.

COUNCIL TAX

Waverley Borough Council Tax Band D

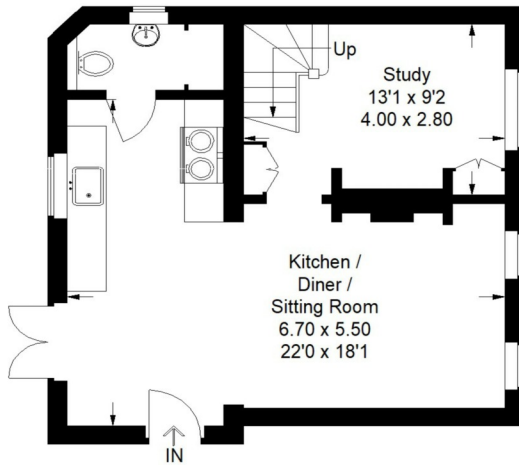
SERVICES

All mains services

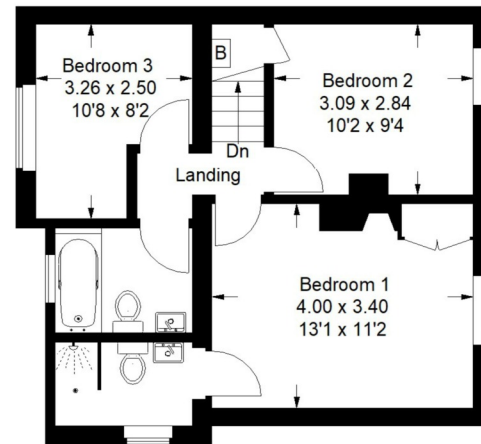


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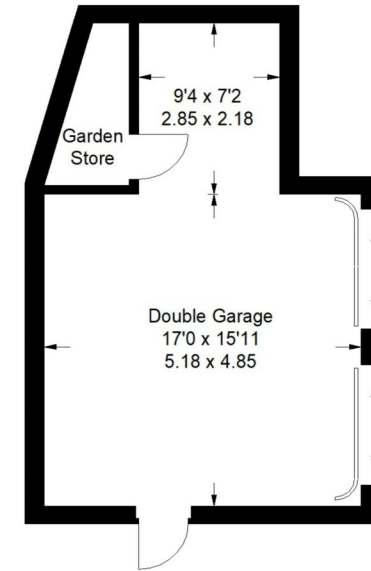
Approximate Gross Internal Area
 Ground Floor = 44 sq m / 474 sq ft
 First Floor = 42.6 sq m / 458 sq ft
 Double Garage = 34.6 sq m / 372 sq ft
 Total = 121.2 sq m / 1304 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2023 (ID939184)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright. W1110