

warren  
powell-richards

# 2 Homelands Copse | £505,000

Fernhurst | Haslemere | Surrey | GU27 3JQ



## 6 Homelands Copse

Fernhurst, Haslemere, Surrey, GU27 3JQ

£505,000 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 3 bedroom semi-  
detached house.

- 3 bedrooms
- Shower room
- Living room with fireplace
- Kitchen/dining/family room with vaulted ceiling
- Utility room
- Cloakroom
- Lovely garden backing onto woodland
- Paved parking and garage

### DESCRIPTION:

Tucked away in a semi rural location a 3 bedroom semi detached house set within wonderful gardens. The property has been extended, adapted and updated by the previous owner and now boasts a 21 ft double aspect living room and a wonderful vaulted ceiling kitchen/dining/family room along with a utility room and cloakroom. On the first floor there are 3 bedrooms, 2 doubles and a single, and a double aspect shower room. Outside to the front there is a paved parking area bordered by an area of lawn. A gate provides access to the rear garden with large patio extending across the rear of the house opening onto a good sized garden; primarily laid to lawn inset with mature trees and bushes.



The rear garden is enclosed by timber fencing and backs onto woodland. The property also comes with a garage which is in a block close by.

**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 with a popular pub. For expanded requirements, Midhurst and Haslemere offer thriving period town centres, Haslemere has a rail link to Waterloo. In addition, the countryside surrounding Haslemere and Midhurst is well known for its outstanding natural beauty, providing opportunities for walking and riding including Blackdown and Woolbeding Common. 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.

**COUNCIL TAX:** CDC Tax Band D

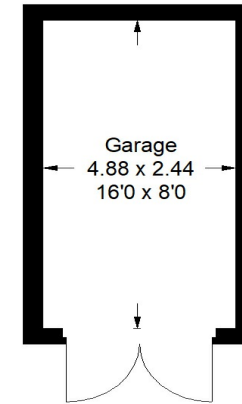
(Correct at time of publication and is subject to change following a council revaluation after a sale)

**SERVICES:** Electric and Water  
Service charge £150 PA

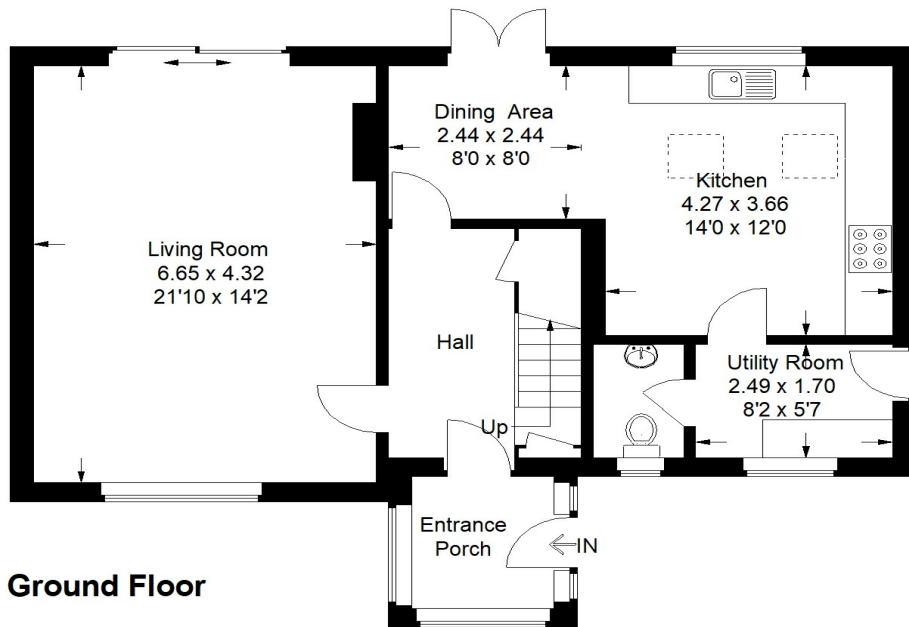


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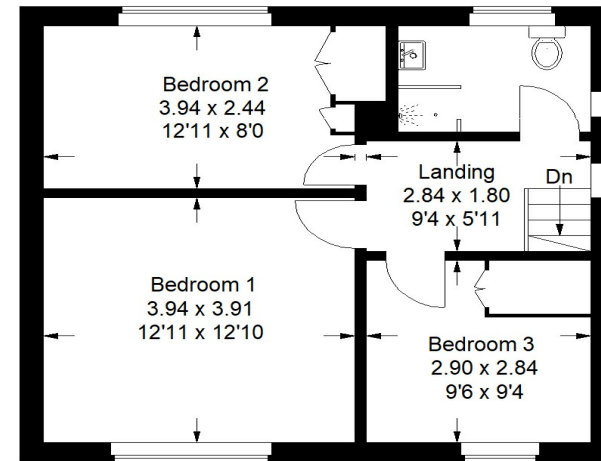
Approximate Gross Internal Area  
 121.6 sq m / 1309 sq ft  
 Garage = 12.3 sq m / 132 sq ft  
 Total = 133.9 sq m / 1441 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2021 (ID808873)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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