

warren ■  
powell-richards

# 2 Homelands Copse | £475,000

Fernhurst | Haslemere | Surrey | GU27 3JQ





## 2 Homelands Copse

Fernhurst, Haslemere, Surrey, GU27 3JQ

£475,000 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 and ground floor shower room
- Sitting room with fireplace
- Dining room
- Sun room
- Kitchen
- Stunning gardens both front and back
- Car port

**DESCRIPTION:** Tucked away in a semi rural location a 3 bedroom semi detached house set within wonderful gardens both front and back. The current owners bought the property from ICI in 1985 and it has been a great family home. The property now offers the the new owner the opportunity to put their stamp on the house as it would benefit from updating. The house has been adapted over the years providing good accommodation and still offers the new owner, STPP, the chance to extend. On the ground floor there is an open plan sitting and dining room with doors opening onto the rear garden, kitchen, sunroom, shower room and lobby/utility area. On the first floor there are 3 bedrooms and a bathroom. Outside the gardens have been thoughtfully planned and planted,





beautifully maintained providing a very tranquil place to relax. To the front the driveway provides parking for several cars and leads to a car port with adjoining workshop.

**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, Midhurst and Haslemere offer thriving period town centres, Haslemere has a rail link to Waterloo. In addition, the countryside surrounding Haslemere & Midhurst is well known for its outstanding natural beauty, providing opportunities for walking and riding including Blackdown and tWoolbeding 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 2 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)

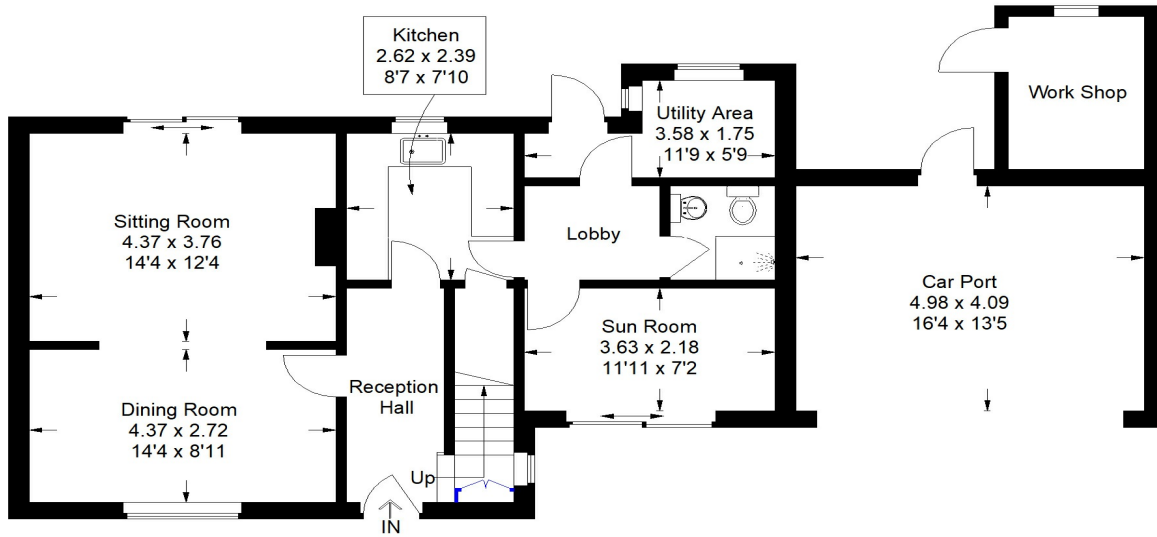
**SERVICES:** Private Drainage, electric and water



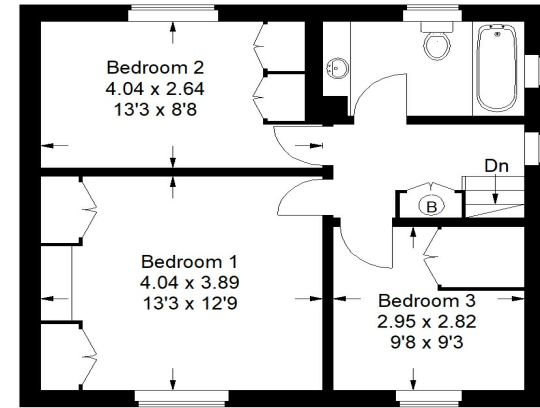


## 2 Homelands Copse, Fernhurst, GU27 3jQ

Approximate Gross Internal Area  
(Excluding Car Port / Work Shop)  
114.1 sq m / 1228 sq ft

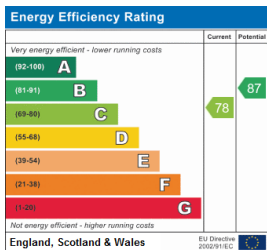


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID739665)



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