

warren  
powell-richards

# 4 Homelands Copse | £650,000

Fernhurst | Haslemere | Surrey | GU27 3JQ



## 4 Homelands Copse

Fernhurst, Haslemere, Surrey, GU27 3JQ

£650,000 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  
an extended 4 bedroom  
semi-detached house.

- 4 bedrooms
- En-suite shower room and family bathroom
- Sitting room with Log Burner
- Triple aspect kitchen/dining/family room
- Playroom / study
- Cloakroom/Utility room
- Lovely sunny garden
- Parking and garage

**DESCRIPTION:** A superbly presented and thoughtfully extended 4 bedroom semi detached house set within wonderful gardens, tucked away in a semi rural location. The property has been extended, adapted and updated by the present owners and now enjoys a delightful triple aspect Kitchen family room with doors opening onto the patio and garden, the former kitchen has been changed to be a utility room and cloakroom and there are 2 further reception rooms a sitting room with log burner and a playroom/study. On the first floor there are 4 bedrooms, 3 doubles and a single; the main bedroom has an ensuite shower room and there is a family bathroom. Outside to the front there is a graveled parking area bordered by shaped areas of lawn. A gate provides access to the rear



garden with a patio opening onto a good sized garden primarily laid to lawn inset with trees and bushes. The rear garden is enclosed by timber fencing. 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, 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 E  
**SERVICES:** Electric and Water & Drainage  
Service charge £150 PA



# Homelands Copse Fernhurst

Approximate Gross Internal Area  
137.2 sq m / 1477 sq ft

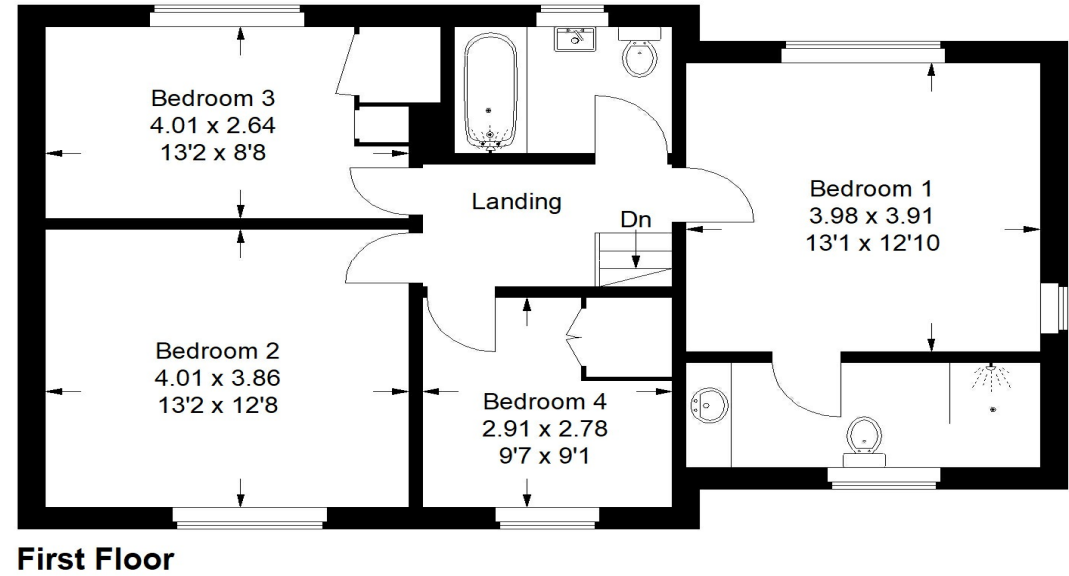
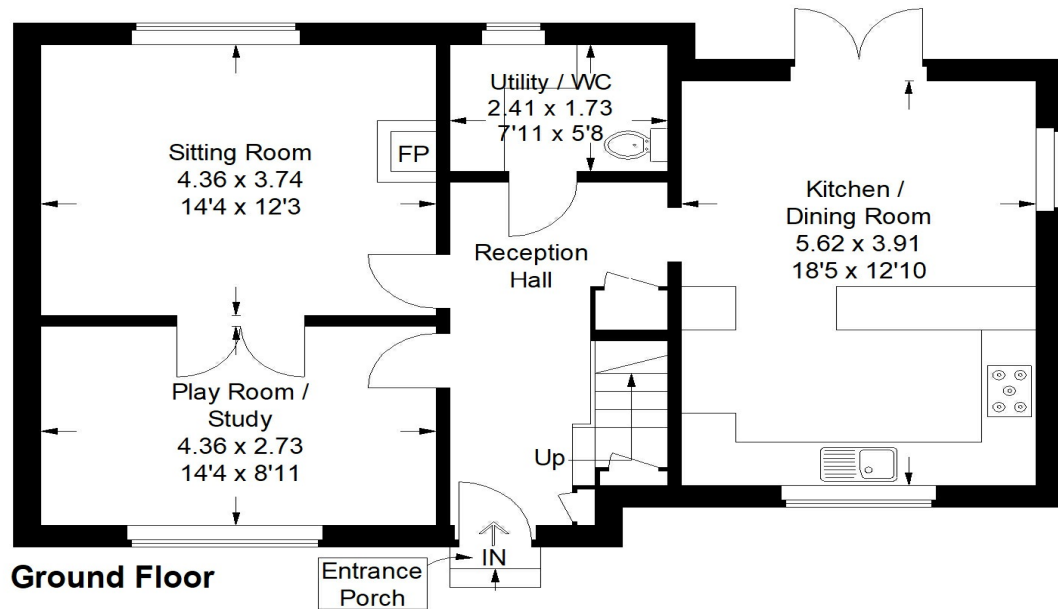
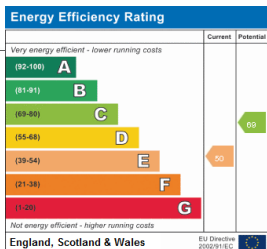


Illustration for identification purposes only, measurements are approximate, not to scale.  
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