



## 2 Fernden Hill Cottages Fernden Lane, Haslemere - GU27 3LA

Guide Price £975,000 - Freehold





# A superb four bedroom period home in an enviable semi-rural location providing high degree of privacy and direct access to miles of countryside.

## Key Features

- Sought-After Semi Rural Location
- Character Four Bedroom Home
- Superb Kitchen/Dining Room
- Living Room With Fireplace
- Family Room
- Vaulted Principal Bedroom
- En-Suite Shower Room, Family Bathroom, Downstairs Cloakroom
- Wrap Around Garden
- Three Parking Spaces And Electric Charge Point
- Detached Office/Studio With Two Separate Rooms And Cloakroom

A rare opportunity to purchase a character four bedroom period home in a wonderful semi-rural location on the edge of Blackdown. The property comprises an entrance hall with downstairs cloakroom, open plan family room with wood floors and fireplace and a good size living room again with wood floors , fireplace and double doors to garden. To the rear of the property there is a superb fitted kitchen/dining room with under floor heating, quartz worktops, comprehensive range of base and eye level units a generous island and double doors to the rear garden.

Off the kitchen is a useful utility room with space for appliances, oil fired boiler and a further door to the rear garden. Upstairs a generous landing provides access to four bedrooms, the principal bedroom features a high vaulted ceiling and an en-suite shower room and there is a family bathroom.

Outside there are parking spaces for three cars as well as secluded and manageable, level gardens, laid mainly to lawn, to the front, side and rear of the property. In the garden to the front of the property is a superb home office/studio with two separate work spaces and a cloakroom with WC and wash basin.

## Services:

Broadband and Mobile services: Visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Mains electric, mains water, Oil fired central heating, shared drainage between three properties (as advised by our vendor)

West Sussex Council: F (£3359.54)

EPC RATING: D

## Directions:

SATNAV: **GU27 3LA** What3Words: [dart.hills.outcasts](https://www.what3words.com/)

## Location:

Within an Area of Outstanding Natural Beauty yet approximately 1.1 miles from Haslemere mainline station which offers a fast service to London Waterloo in around 49 minutes. This is a delightful semi-rural location close to large areas of National Trust land and Haslemere town centre is just a short drive away with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and excellent leisure facilities locally including popular golf courses at Liphook and Hindhead.

Instagram: Follow us @haslemerepropertyclub







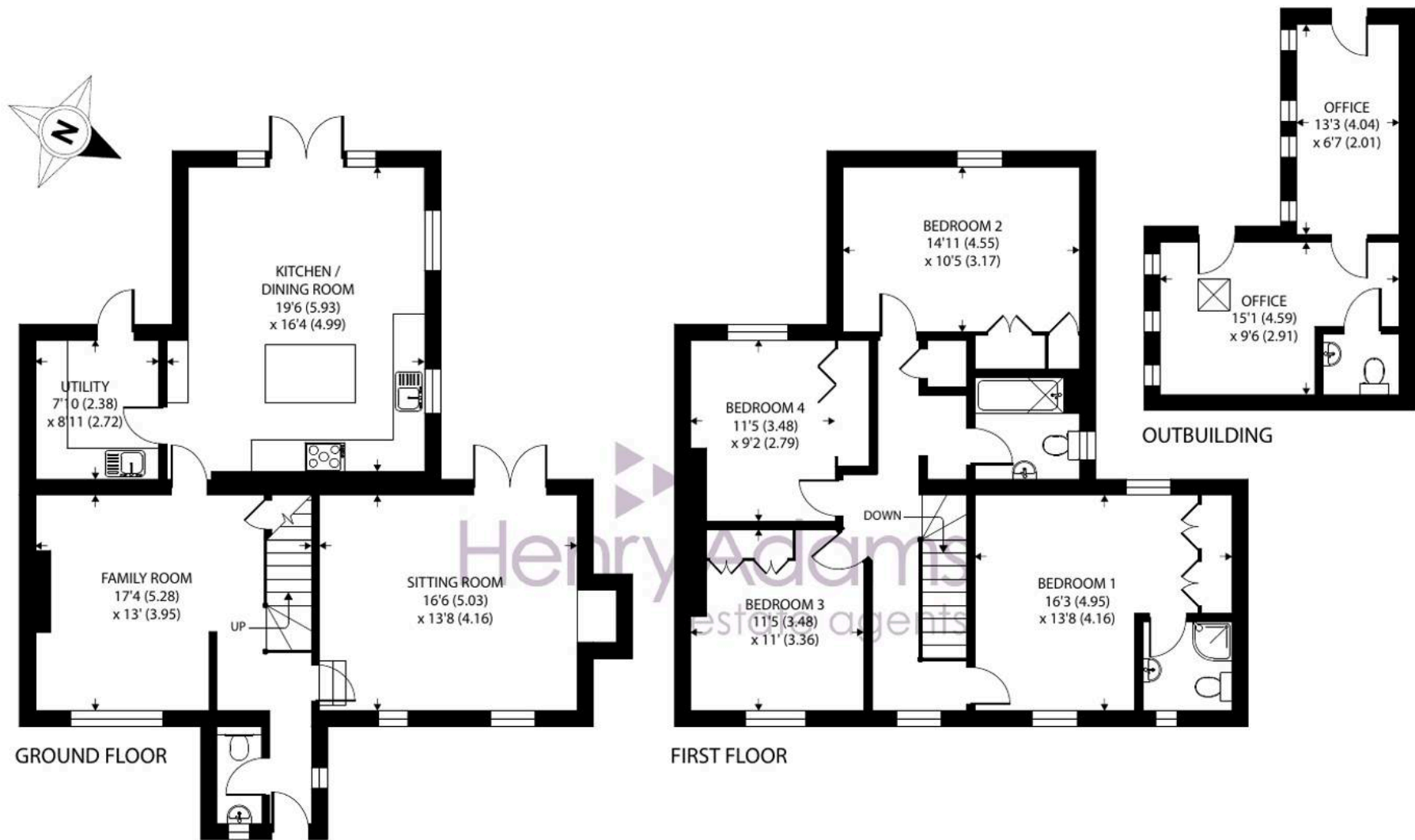




# Wellies & Boots







## 2 Fernden Hill Cottages, Fernden Lane, Haslemere

Approximate Area = 1795 sq ft / 166.7 sq m

Outbuilding = 236 sq ft / 22 sq m

Total = 2031 sq ft / 188.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1248629





## Henry Adams - Haslemere

Henry Adams LLP, Georgian Court, High Street, Haslemere - GU27 2LA

01428 644002 • [haslemere@henryadams.co.uk](mailto:haslemere@henryadams.co.uk) • [www.henryadams.co.uk/](http://www.henryadams.co.uk/)

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any