



62 Nappers Wood, Fernhurst, West Sussex, GU27 3PE

Guide Price £425,000 - Freehold

# A fabulous semi-detached three bedroom house located in Fernhurst village in the South Downs National Park, featuring an impressive kitchen/breakfast room, conservatory and garden studio/cabin.

- Front Aspect Living Room With Log Burner
- Contemporary Refitted Kitchen/Breakfast Room
- Refitted Upstairs Bathroom
- Delightful Enclosed Rear Garden
- Useful Garden Studio/Cabin With Adjoining Store Room
- Driveway Parking
- Popular Village Setting
- Double-Glazed Conservatory
- Three Bedrooms
- Principal Bedroom With Fitted Wardrobes

A spacious three bedroom semi-detached home that comes to the market in excellent condition throughout.

The front door opens into a hallway with stairs rising to the first floor and built-in storage cupboards below, to the left a door opens into the living room which has a large double-glazed window to the front with fitted shutters and a fireplace with wood burning stove. Either side of the fireplace are built-in storage cupboards with shelving above. At the end of the entrance hall a doorway leads into the refitted kitchen/breakfast room with a range of contemporary base and eye level units, ample worktop space, built in five burner gas hob, electric oven, integrated fridge/freezer, dishwasher and washing machine. The sink is positioned under the window looking down the garden and there is a built-in breakfast seating area. Double-doors lead from the kitchen into a double-glazed conservatory which has doors onto the garden.

Upstairs there are three generous bedrooms, bedroom one features wall to wall built-in wardrobes with hanging rails and drawers under and there is a refitted bathroom with bath, wall mounted shower and shower screen.

Outside to the front is a pretty garden a wide paved driveway providing parking for two cars and a gated side access leads into the rear garden. Here there is a paved patio area adjoining the house and conservatory with a raised border and step up to the lawn. Behind the conservatory there is a timber storage shed and at the end of the garden there is a useful garden studio/cabin with adjoining storage shed.

## Services:

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

Mains: Gas, electric, water, and drainage (as advised by our vendor)

Council Tax Band: Chichester District Council 2026/27 Tax Band: C (£2167.67)

EPC: D

## Location & Directions:

SATNAV: **GU27 3PE**

what3words: /// messed.stitching.printer

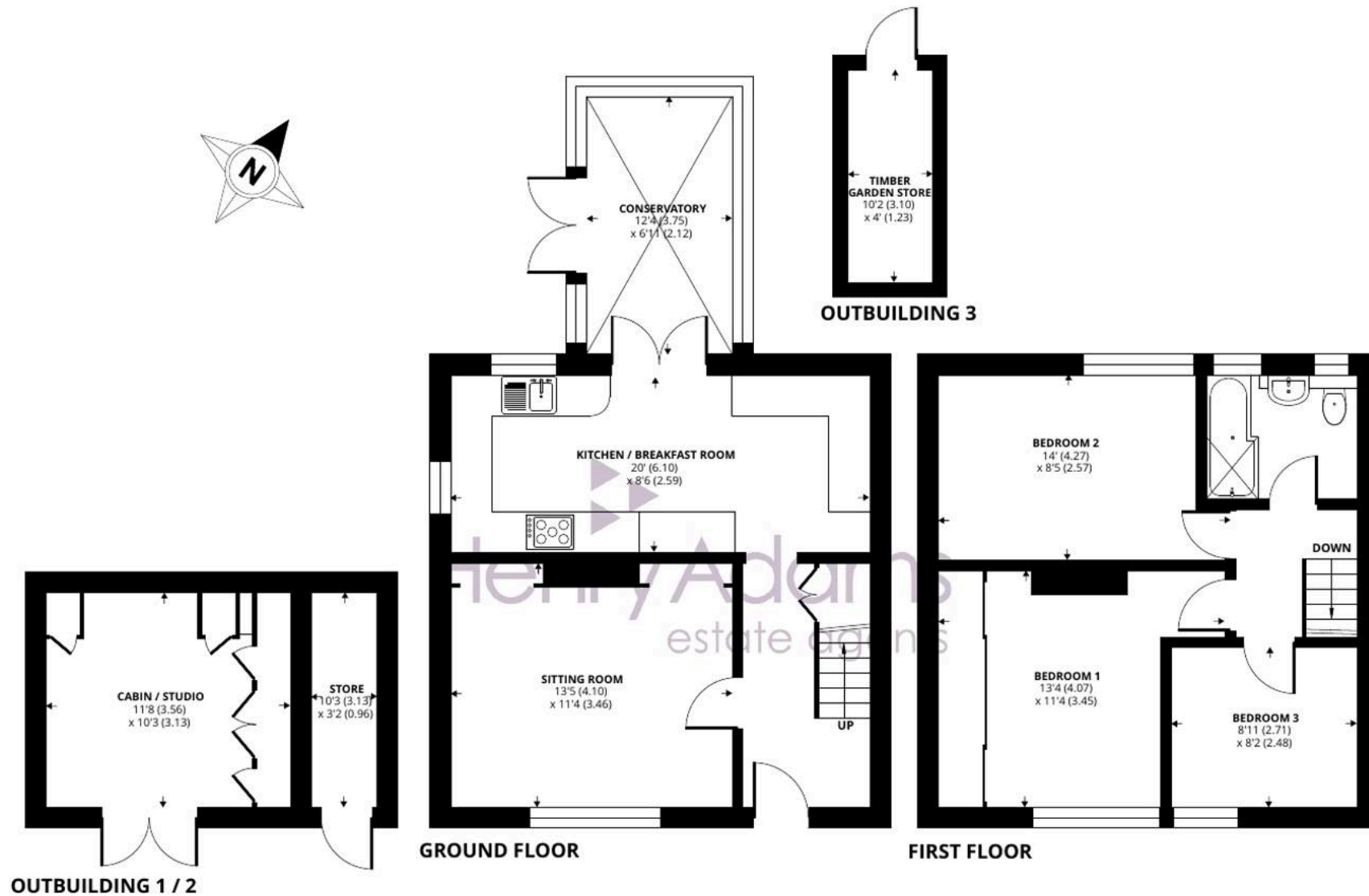
The property is situated on the rural fringes of Haslemere. The village of Fernhurst offers day to day shops and facilities including a popular primary school, newsagent/general store, greengrocers, chemist, restaurants and an excellent pub on the green by the church. Stunning areas of both National Trust and Areas of Outstanding Natural Beauty can be found locally for walking and riding enthusiasts to enjoy. Haslemere is a short drive away and has a wider range of shops, restaurants and coffee houses and leisure facilities including The Haslemere Leisure Centre. There are good road links to London and the south coast and Haslemere mainline station offers a fast train service to London Waterloo in around 49 minutes.

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## Nappers Wood, Fernhurst, Haslemere, GU27

Approximate Area = 920 sq ft / 85.4 sq m

Outbuilding = 193 sq ft / 17.9 sq m

Total = 1113 sq ft / 103.3 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). © natchecom 2026. Produced for Henry Adams. REF: 1480153



## Henry Adams - Haslemere

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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