



Outstanding home finished to a luxury specification

Wheelwrights, Fernden Lane, Haslemere, Surrey, GU27 3LA

Freehold



Extending to approximately 4000 sq ft • Fully refurbished • Kitchen with orangery • Four reception rooms • Five bedrooms • Four bathrooms • Landscaped gardens • Oak barn garage and play room

Local information

Wheelwrights occupies an elevated location on the Surrey/ Sussex border. Fernden Lane climbs the southern flank of Blackdown Hill, lying between the Surrey Hills Area of Outstanding Natural Beauty and the South Downs National Park.

Haslemere offers a good range of amenities, including churches, shopping, restaurants and local societies, as well as a mainline rail station where there is a fast and frequent service to London Waterloo, with journey times from about 48 minutes. Road communications are good, with the A286 and the A3, via the Hindhead tunnel, providing access to London, the South coast and the airports.

There is a good selection of schools in the area, including Highfield, Seaford College, Churchers College, St Edmund's, St Ives, Amesbury, King Edward's, Prior's Field, and Charterhouse.

Recreational opportunities include golf at a number of local clubs, The Edge and The Herons sport centres, polo at Cowdray, racing and flying at Goodwood and sailing at Chichester Harbour. In addition, the surrounding countryside offers ample opportunities for walking, cycling and riding.

About this property

Wheelwrights has been beautifully decorated and designed with a semi open-plan flow of rooms together with individual living spaces providing

both formal and informal spaces, depending on the occasion.

This stunning home offers the highest quality of finishes with an opulent interior concept that have been crafted to the perfect of detail.

With the house approached through electronic gates and a gravel drive, you are immediately struck by the sense of arrival to this home with the stunning landscaped gardens offering the upmost privacy in this most tranquil setting. There is plenty of parking and a two bay, oak barn garage.

On entering the house, the hallway with solid wood flooring opens to the main reception room which is a memorable room, generously proportioned with a wood burning fireplace, bespoke shelving and two separate doors to the garden. Another notable feature of the property is the beautiful kitchen, dining area and orangery with doors leading onto the patio allowing natural light to flood in, providing a wonderfully light and bright space which is perfect for both formal and informal entertaining.

There is a wonderful study with bespoke Neville Johnson cabinets and access to the garden as well as two bedrooms, two bathrooms and a separate sitting room/ snug that makes up the ground floor accommodation.





The staircase with sky light above leads to the first floor and three well-proportioned bedrooms. The principal bedroom suite features a dressing room and an impressive bathroom en suite. There are two further double bedrooms and an en suite bathroom.

There is a very useful playroom or home office in the garden with bi fold doors and storage to the side. The attractive garden surrounds this wonderful home which is cleverly and thoughtfully landscaped. The patio is stunning, ideal for al fresco dining as well as picturesque when the wisteria is in full bloom. There is a further patio located off the reception room, study and ground floor bedroom as well as an area of level lawn.

Tenure

Freehold

Local Authority

Chichester District Council

Viewing

Strictly by appointment with Savills









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Gross internal area (approx) 3959 sq ft

Outbuildings 420 sq ft

Total 4379 sq ft



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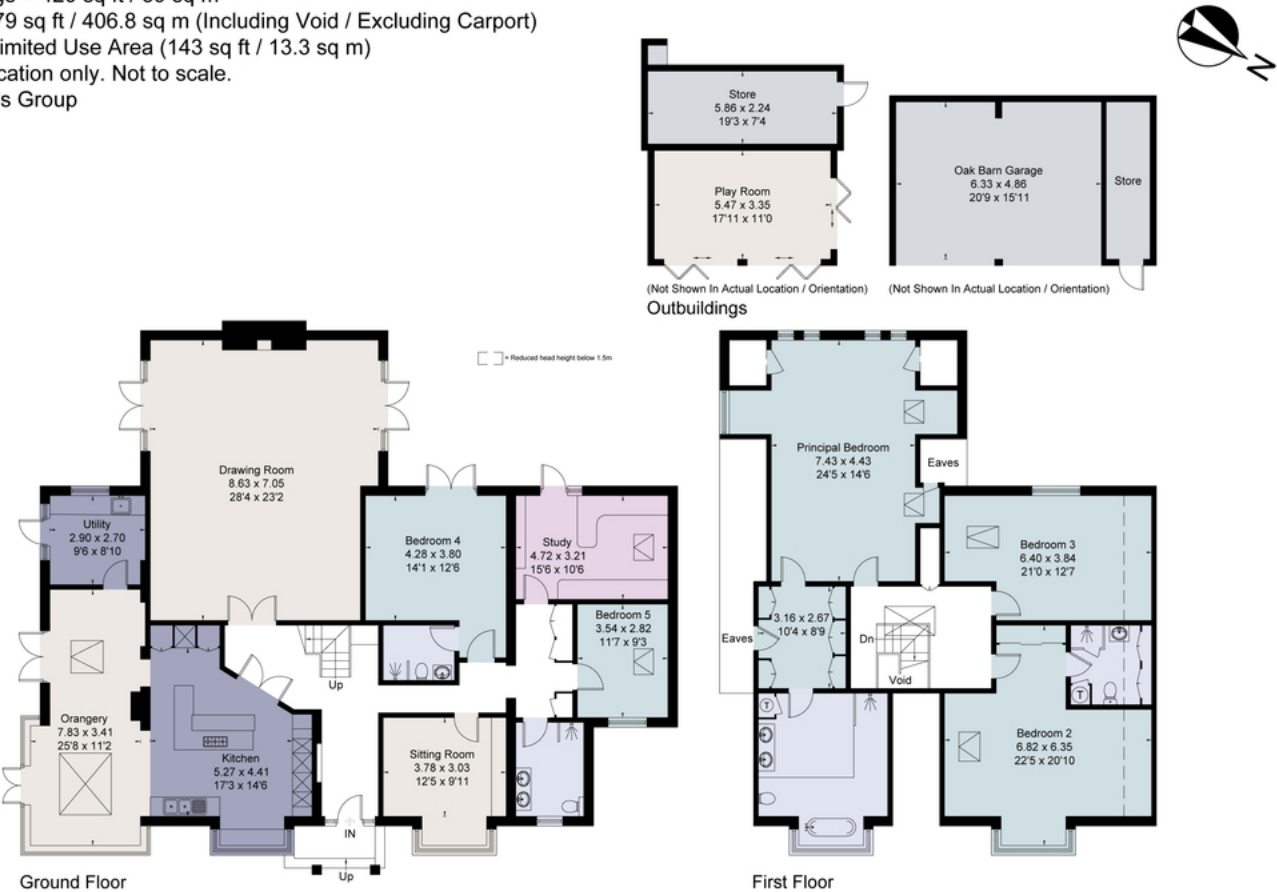
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Approximate Area = 3959 sq ft / 367.8 sq m
Outbuildings = 420 sq ft / 39 sq m
Total = 4379 sq ft / 406.8 sq m (Including Void / Excluding Carport)
Including Limited Use Area (143 sq ft / 13.3 sq m)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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