



# Refurbished family house in idyllic setting

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

Freehold





Large family kitchen/dining room • Master suite with dressing room and en suite bathroom • 4 further bedrooms (two en suite) • Ground floor shower room • Separate outside studio/sun room

### Long Description

Wheelwrights is a fabulously presented five double bedroom house with excellent lateral accommodation and wonderful gardens set in this popular and peaceful location. On the ground floor there are three reception rooms, two bedrooms, a shower room and a modern kitchen/ breakfast family room designed by Poggenpohl which is flooded with light through an impressive orangery all with underfloor heating. There is further access to a large paved terrace area. The staircase with sky light above leads to the first floor and three well-proportioned bedrooms. The master bedroom suite benefits from a dressing room, impressive bathroom ensuite and views over the gardens. In recent years, the house has undergone a significant refurbishment throughout with the emphasis on light and space, as well as the addition of a double bay oak barn garage and a separate studio/sun room with storage behind.

### Location

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, banks, restaurants and local societies, as well as a main line rail station where there is a fast and frequent service to London Waterloo, with journey times from about 50 minutes. Road communications are good, with the A286 and the A3, via the Hindhead tunnel, providing access to London, Portsmouth and the airports. There is a good selection of schools in the area, including The Royal School, 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.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.







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**Approximate Area** 367.8 sq m / 3959 sq ft

**Outbuildings** 39 sq m / 420 sq ft

**Total** 406.8 sq m / 4379 sq ft (Including Void / Excluding Carport)

**Including Limited Use Area** (13.3 sq m / 143 sq ft)



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**Georgie Geary-Pepper**

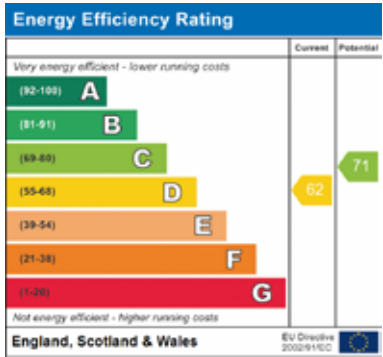
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