



Sheraton, 13 Chesholt Close, Fernhurst, GU27 3EB

£650,000 Freehold

A spacious four-bedroom detached home in a tucked-away Fernhurst setting, with superb living space, a newly fitted kitchen, garden room, two bathrooms, integral garage and a wonderfully established rear garden.



| Bedrooms | Bathrooms | EPC Rating | Sq Ft | Station  | Council Tax | Service Charge | Ground Rent |
|----------|-----------|------------|-------|----------|-------------|----------------|-------------|
| 4        | 2         | D          | 1559  | 3.4 mile | Band F      | NA             | NA          |

**Services** - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

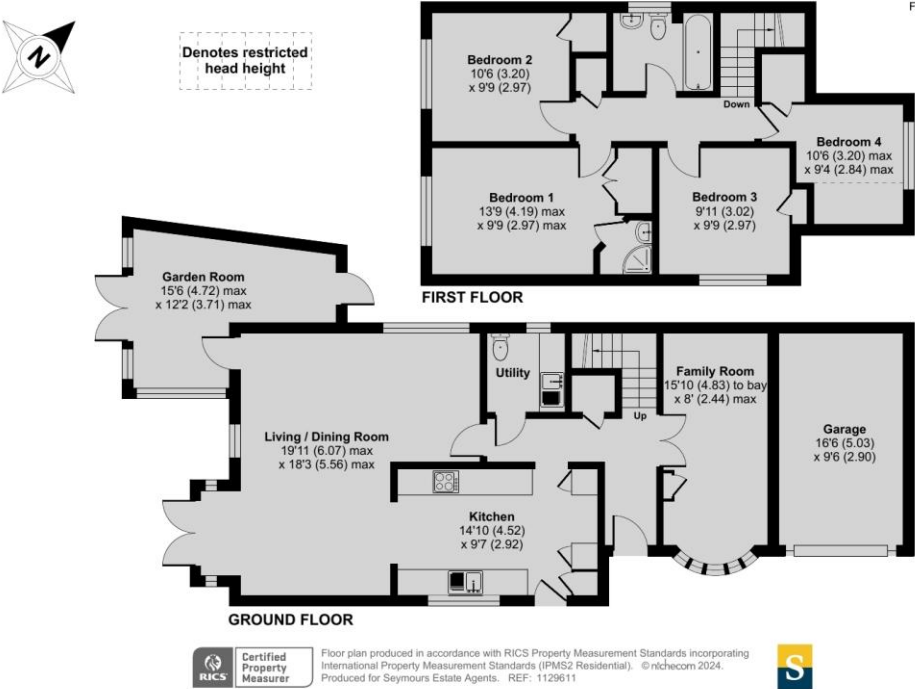
**Rental Potential** - Following advice from our Letting Department we understand the property could potentially rent out for £2500 PCM.

**Fixtures & Fittings** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

**Viewing** - Strictly by appointment through Seymours Estate Agents, 35A High Street , Haslemere, GU27 2JY .

Chesholt Close, Fernhurst, Haslemere, GU27

Approximate Area = 1538 sq ft / 142.8 sq m  
Limited Use Area(s) = 21 sq ft / 1.9 sq m  
Garage = 154 sq ft / 14.3 sq m  
Total = 1713 sq ft / 159 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2024. Produced for Seymours Estate Agents. REF: 1129611



# Seymours

## Your property partner for life

Sheraton is an individual detached home offering over 1,500 sq ft of well-planned accommodation, complemented by an integral garage and a particularly attractive, established rear garden. With four bedrooms, two bathrooms and a choice of reception spaces, the house offers plenty of flexibility for family life, entertaining and home working.

The entrance opens into a welcoming hallway, with the family room positioned to the front. A wide bay window brings plenty of natural light into this versatile reception room, making it equally suited to a snug, home office or more formal sitting room. Alongside is the integral garage, while a useful utility room with WC sits off the central hallway.

The recently fitted kitchen is a real highlight. Finished in a clean, contemporary style, it has an excellent range of sleek handleless cabinetry, extensive work surfaces, integrated cooking appliances and wood-effect flooring, with a broad window above the sink drawing in plenty of natural light.

Flowing beyond is the impressive living/dining room, extending to almost 20ft and providing ample space for both seating and dining areas. A feature fireplace creates a strong focal point, while dual-aspect windows flood the room with natural light and making it feel wonderfully connected to the garden. French doors open directly onto the terrace, and a further glazed doorway leads into the garden room.

The garden room provides another appealing reception space, and a glazed roof and floor to ceiling windows on two sides light-filled outlook across the rear garden. Doors open directly onto the terrace and garden, creating an easy transition between inside and out and making this an especially enjoyable light and airy space.

Upstairs, the landing leads to four bedrooms and two bathrooms. The principal bedroom is a comfortable double and benefits from its own en suite shower room, while bedroom two is another good-sized double. Bedrooms three and four provide further flexible accommodation, ideal for children, guests or additional home-working space. A family bathroom completes the first floor.

Fernhurst, an attractive West Sussex village within the South Downs National Park, has a useful selection of everyday amenities, including shops and a Post Office, together with a primary school, village hall, recreation ground and a strong sense of community. Nearby Haslemere (just 3.1 miles away) provides a broader range of shops, cafés and amenities, together with its mainline station for London commuters.



Outside, the rear garden is a particularly appealing feature of the property. Immediately adjoining the house is a paved terrace, easily accessed from both the living/dining room and garden room and providing a natural spot for outdoor dining. Beyond, the garden becomes increasingly leafy and secluded, with areas of lawn framed by an abundance of mature shrubs, specimen planting and established trees. Meandering paths lead through the garden to a timber garden shed, while the mature boundaries give the whole space an attractive, tucked-away feel.

To the front, the property has a driveway providing off-road parking and access to the integral garage, with established planting softening the approach.

Sheraton is situated in Fernhurst, an attractive West Sussex village within the South Downs National Park and surrounded by beautiful countryside. The village has a useful selection of everyday amenities, including shops and a Post Office, together with a primary school, village hall, recreation ground and a strong sense of community. The surrounding National Park offers an extensive network of footpaths and countryside to explore, while nearby Haslemere (just 3.1 miles away) provides a broader range of shops, cafés and amenities, together with its mainline station for London commuters.

