





Charming, refurbished three bedroom detached Edwardian home, located in the pretty village of Fernhurst, within just a few minutes walk of the excellent local shops and Fernhurst Primary School. Haslemere and Liphook are just a few minutes drive away.

The house has just undergone an extensive programme of refurbishment including a new gas supply to the house, total re-wire, brand new gas central heating system, new bathroom with shower, new WC, brand new kitchen, new carpets and wooden flooring, landscaped rear garden and complete redecoration.

The house offers a spacious sitting room with open fireplace - ideal for a woodburning stove - and stairs to first floor. Behind is a dining/family room with French doors to the rear terrace.

There is a utility/study that could be an ideal, if small, home-work space.

Brand new open-plan pale grey kitchen, with solid wood worktops with new gas range, integrated dishwasher, washing machine and fridge freezer. Back door to rear terrace.

The first floor offers three excellent size bedrooms and a brand new white bathroom suite with shower over the bath, heated towel rail.

Externally, there is off road parking for one car and further on road parking.

The rear garden is a real feature with a grey Indian



sandstone full width terrace with a feature water well.
Steps up to a large lawned area with gravel pathway. Totally enclosed with new fencing, new garden shed and a 100 year old apple tree! Beech hedging to the rear. Two separate gates give access to the front of the property.

Gas central heating
Double glazed windows
Mains electric, water and sewage
Council Tax Band - E - £2402

No onward chain!

Viewing through Jacobs & Hunt, Petersfield.

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CONVENIENCE!**



Vann Road, Fernhurst

Approximate Gross Internal Area = 87.0 sq m / 936 sq ft

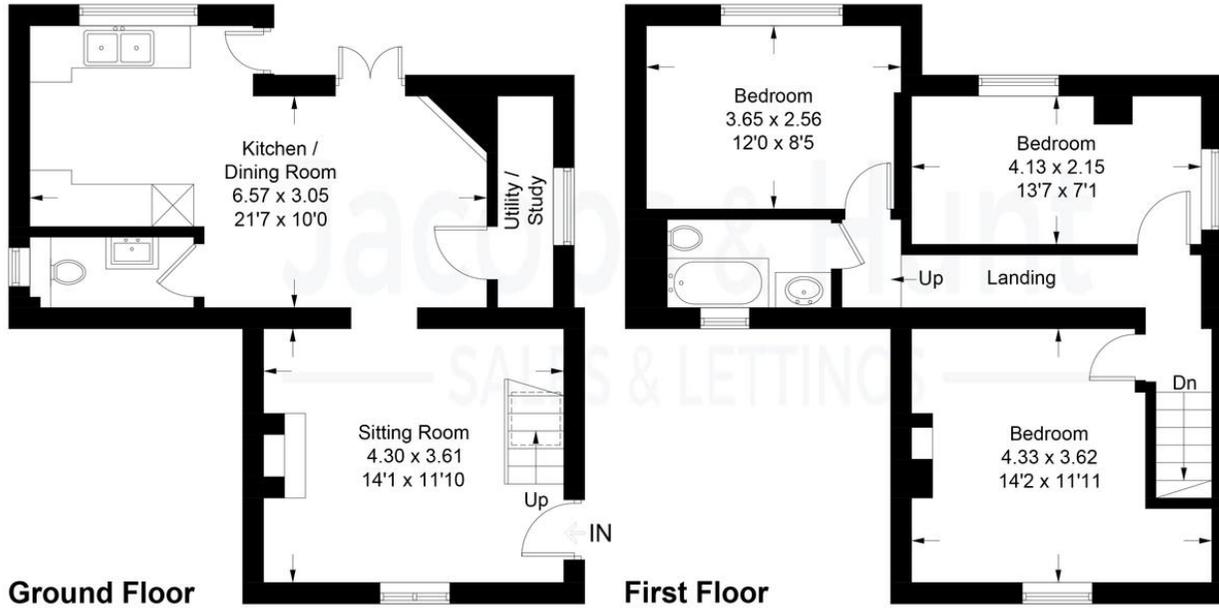


Illustration for identification purposes only, measurements are approximate, not to scale. (ID838331)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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