



Linghurst, 8 Park Lane, Fernhurst  
Guide Price £500,000

CLARKE  GAMMON  
WELLERS



# Linghurst

8 PARK LANE, FERNHURST, HASLEMERE, SURREY GU27 3ED

GUIDE PRICE £500,000

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|--|--|
| FANTASTIC REDEVELOPMENT OPPORTUNITY            | TWO BEDROOMS<br>SITTING ROOM<br>SHOWER ROOM AND WC<br>KITCHEN/BREAKFAST ROOM<br>REAR PORCH |
| PLOT OF 0.377 ACRE (0.153 HECTARES)            | WITHIN FERNHURST SETTLEMENT AREA   |
| DETACHED BUNGALOW REQUIRING SOME MODERNISATION |  |



A 1930s detached two bedroom bungalow requiring modernisation and improvement on a large - potentially development - plot of 0.377 acre (0.153 hectares).

## THE PROPERTY

Linghurst is in fair condition but does require further modernisation and improvement, although windows have been replaced with UPVC double glazed units. There is gas central heating via radiators and a modern shower room. The sitting room features a parquet floor, wide bay window and brick fireplace. There are two bedrooms, wc, kitchen/breakfast room and lean-to rear porch.

Although suitable for extension, we suspect the majority of interest will be in redeveloping the large plot - 0.377 acre (0.153 hectares). No enquiries have been made with Local Authority, but the plot lies within the Settlement Area of Fernhurst. Park Lane is a private road with no specific ownership maintained by the residents. Although there is no formal agreement £70 per annum is paid for hedge cutting.





### GARDEN AND GROUNDS

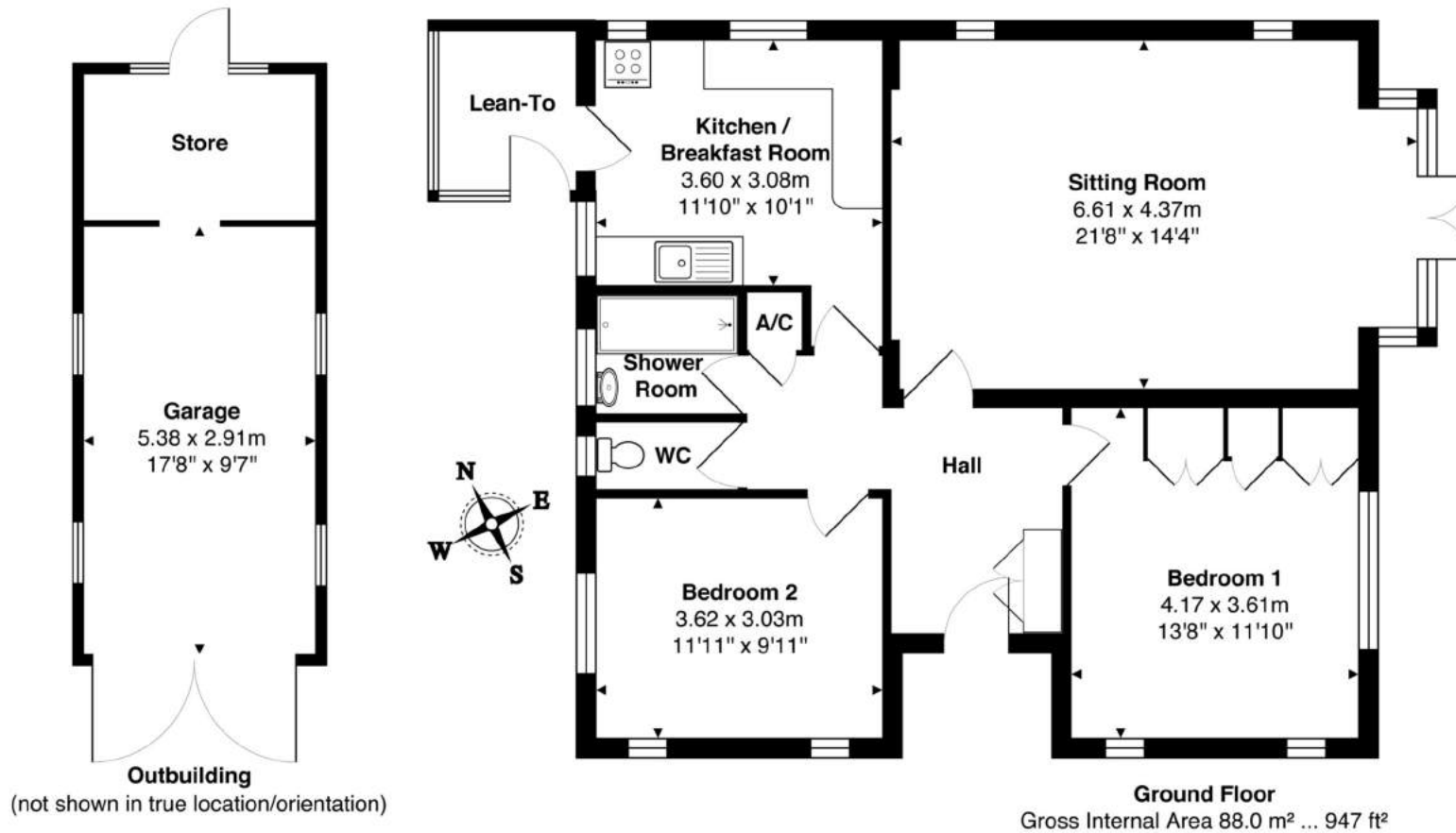
These extend to 0.377 acre and are currently overgrown and need attention. The property itself sits on the south eastern boundary with land to the front, rear and side; the majority of which is light woodland. To the rear of the property is a timber garage.

### SITUATION

The property occupies a convenient location in the village of Fernhurst which offers day-to-day facilities including a newsagent/general store, Post Office, greengrocers, chemist, hairdressers, launderette and doctors surgery. There are two village pubs; the Red Lion which overlooks the village green and the Kings Arms, together with the Duke of Cumberland at nearby Henley. The village is surrounded by beautiful rolling countryside giving the opportunity for scenic walks and riding. Haslemere provides a comprehensive range of shops, boutiques, restaurants, public houses and coffee bars including M & S Food, Waitrose, Tesco, Costa and Space NK. The main line station offers a fast and frequent service into London Waterloo. There are two hotels; The Georgian and Lythe Hill Hotel, both of which have spas. There are two sports centres; The Edge and Haslemere Leisure Centre along with further facilities at Haslemere Recreation Ground and Woolmer Hill.

- Haslemere Town Centre 3.7 miles
- Main line station 3.9 miles (London Waterloo from 49 minutes)
- Midhurst 5.2 miles
- Guildford 20.3 miles
- A3 Access Point 5.5 miles
- Chichester 17.1 miles
- Heathrow 45.1 miles
- Gatwick 42.5 miles (non motorway)

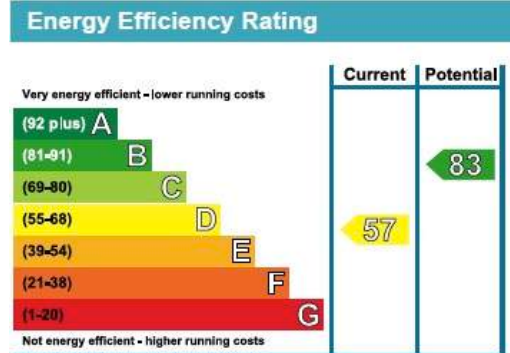
All distances approximate



Total Approx. Gross Internal Area 88.0 m<sup>2</sup> ... 947 ft<sup>2</sup> (excluding garage, store)

All measurements are approximate and for display purposes only. Not to scale.

LOCAL AUTHORITY  
Chichester District Council. Tel: 01243 785166  
COUNCIL TAX  
Band E  
SERVICES  
All main services are connected



**HASLEMERE OFFICE**

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**DIRECTIONS**

From our office in Haslemere proceed up the High Street turning right at the Town Hall and take the 2nd left into Shepherds Hill (A286 Midhurst). Continue for just over 2 miles into the village of Fernhurst. As you approach the village centre, look to turn 2nd right after passing the school into Park Lane and Linghurst will be found at the top of the cul de sac.

VIEWINGS BY APPOINTMENT ONLY

**AGENT'S NOTE**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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T: 01483 880 900

SHERE OFFICE  
T: 01483 202 016

HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

