



INTRODUCING
82 NAPPERS WOOD
FERNHURST, WEST SUSSEX, GU27 3PA

BEDROOM
4 BEDS

AREA
1,122 SQFT

BATHROOM
2 BATHS



WELCOME HOME

NAPPERS WOOD

What our client's say...

"Hello and welcome to our home, affectionately nicknamed The Ugly Duckling. While it may not be much to look at from the front, we hope you will find that as you walk through, it transforms into a beautiful swan.

This is a new house with old solid bones. In 2019, the house was extended and adapted to meet modern standards. Step outside and you'll find a manageable, secluded garden designed for relaxation and entertaining. At the end of the garden is a versatile log cabin with its own electrical supply, which has served as an extra living space for our teens, a gym, and a workshop/hobby room. For those evenings when you want to entertain, the garden lighting can be controlled with a remote control, adding a touch of magic to your gatherings.

We hope you enjoy exploring The Ugly Duckling and the vibrant community of Fernhurst as much as we have enjoyed living here."



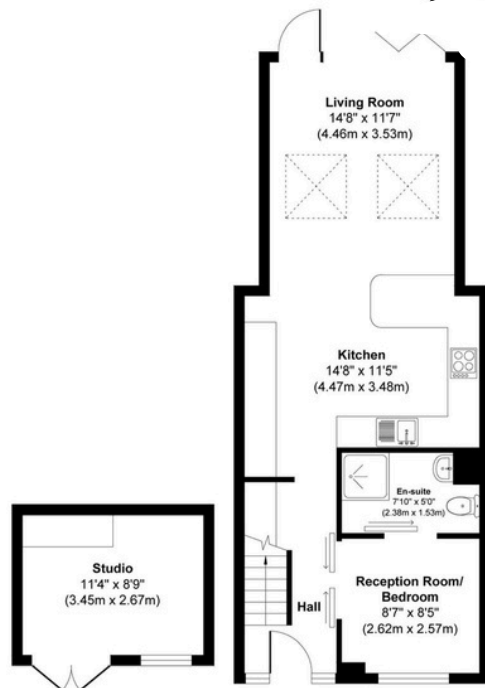
KEY FEATURES

- Well presented four-bedroom family home
- Open plan kitchen & living area with vaulted ceiling
- Ground floor bedroom with wet room
- Beautifully maintained garden with separate zones
- Garden home office/studio
- Driveway parking
- Within the South Downs National Park

DOWNSTAIRS

Enter through the front door into a generous hallway which leads seamlessly to the newly renovated open plan kitchen and living area. The extension, added in 2019, boasts a beautiful vaulted ceiling, featuring two skylight windows, allowing light to flood the ground floor and bifold doors opening onto your rear garden. The kitchen, with breakfast bar comfortably seating three, has been well designed with feature pendant lighting and Quartz worktops.

Rounding off the ground floor accommodation is a further versatile reception room, currently utilised as a bedroom with wet room adjacent.



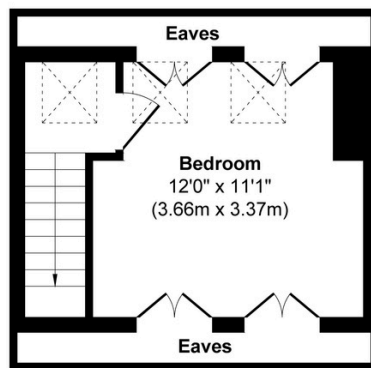
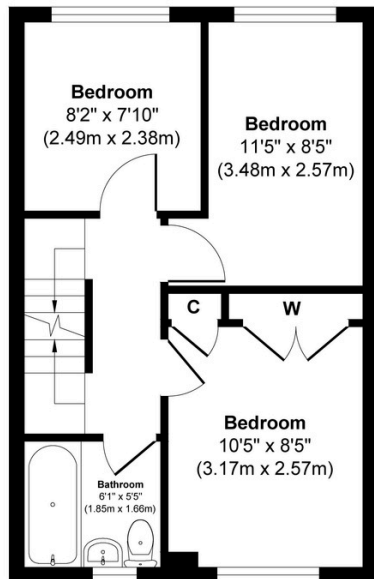


UPSTAIRS

Head on up to the first floor where you will find three bedrooms and the family bathroom. Each room has been decorated beautifully and is ready to move straight in, with the master bedroom benefitting from built in wardrobes.

The contemporary family bathroom enjoys floor to ceiling tiles, with a white suite and overhead shower.

Head on up to the second floor where you will find a versatile attic conversion currently utilised as a bedroom, with skylights again flooding the room with natural light and having masses of eves storage.

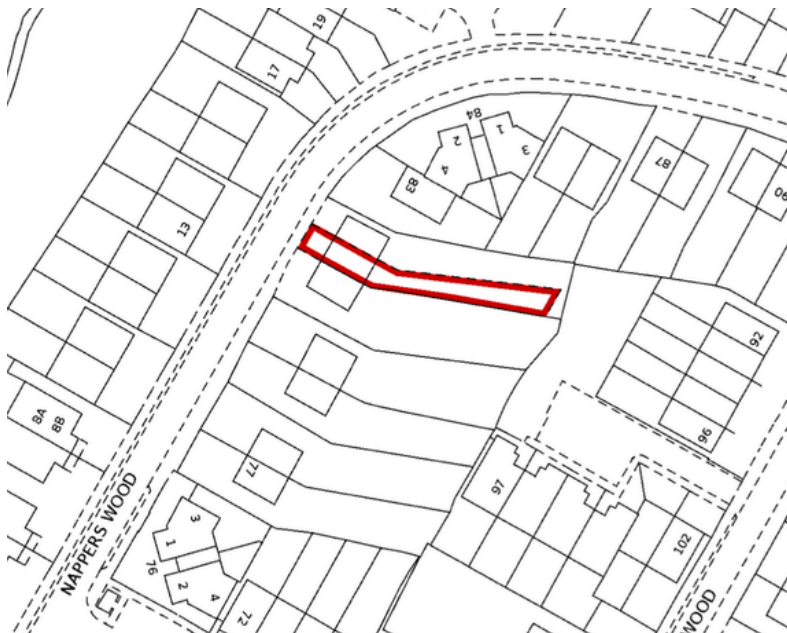
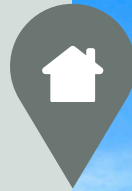




OUTSIDE

Through the bi-fold doors, there is a beautiful and deceptively large, well kept garden that has been separated into distinct zones. A wonderful patio area with pot plants leads you through a pergola planting area onto a level astroturf lawn, housing a hot tub to be enjoyed by everyone. Into the final section of the garden, again benefiting from Astro turf, is further space with a versatile garden studio, ideal for home working.

Occupying a fabulous position just a stones throw from Fernhurst Village centre and acres of woodland walks to enjoy with the whole family.





NEED TO KNOW

Freehold
EPC Rating C 75
Mains Gas, Electricity & Water
Council Tax Band C
Chichester District Council

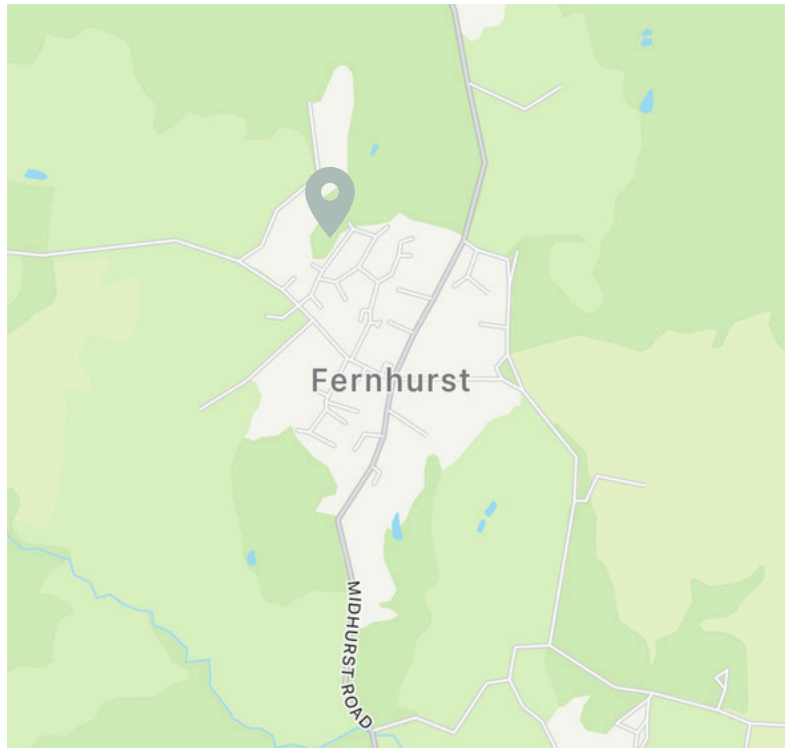
Whilst every effort has been made to ensure accuracy, these particulars should not be relied upon and should be verified by your lawyer.



NEAR ME

Fernhurst offers a plethora of opportunities for entertainment, whether you are a keen walker and want to enjoy the benefits of living in The South Downs National Park or prefer to spend the weekends enjoying a tippie (or two) at the local country pub, there is something for everyone.

Haslemere is your closest town (under 4 miles) and has great transport links (A3 & mainline station to Waterloo in approx 55 mins) so you are ideally connected to the larger towns and cities around us.



PUBS

THE RED LION
THE GREEN
FERNHURST

THE WHITE HORSE
HIGH STREET
HASLEMERE

SHOPS

MARKS & SPENCER
LION LANE
HASLEMERE

TESCO
WEY HILL
HASLEMERE

SHOPS

FRUITERERS
CROSSWAYS COURT
FERNHURST

ONE STOP
MIDHURST RD
FERNHURST

RESTAURANTS

MOMA
HIGH STREET
HASLEMERE

COPPA CLUB
HIGH STREET
HASLEMERE

CAFE

THE FERN
THE GREEN
FERNHURST

THE BARN
MIDHURST RD
FERNHURST

OUR COMPANY

Just us – No longer are you required to deal with numerous colleagues from a number of offices. We are your personal Property Professional from your initial Market Appraisal to key hand-over on Completion Day.

Unrivalled marketing – Advertising on the four major property portals: Rightmove, Zoopla, OnTheMarket & PrimeLocation.

Limited clients – Our business model means we work for only a handful of clients at any one time.

ABBY & MICHAELA PROPERTY PROFESSIONALS

Heart & Home Property Professionals was founded with over 20 years' experience in the sales and property industry.

Both living locally, Michaela in Hampshire and Abby in Surrey, they know all of the advantages of the local area, and focus on offering a 'hand holding' style estate agency covering Surrey, Sussex & Hampshire.





HEART & HOME PROPERTY PROFESSIONALS

ABBY WHEELER & MICHAELA SANDERS

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