

Tall Trees, The Cylinders,
Fernhurst, Surrey



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An impressive, detached family home with contemporary styling, versatile accommodation and delightful wrap around gardens, set in a sought-after South Downs village.

The Property
Tall Trees is an impressive, energy efficient, detached family home offering beautifully presented accommodation with a contemporary aesthetic throughout. Located on a residential cul-de-sac in the sought-after village of Fernhurst, the property was thoughtfully extended by the current owners and combines brick elevations and timber weatherboarding with generous glazing, specifically designed so that all principal rooms enjoy an abundance of natural light and views across the gardens and beyond.

The ground floor is centred around a welcoming reception hall, where a clean, contemporary design and a refined palette set the tone for the flexible and versatile accommodation beyond. The dual-aspect sitting room provides an intimate reception space, complete with a fireplace, sliding doors to the garden and bi-fold doors connecting seamlessly with the family room and the open-plan kitchen and dining room. The kitchen is beautifully appointed with sleek contemporary cabinetry, granite work tops and a part-vaulted ceiling, creating a bright and airy entertaining space. The 2nd reception room features timber-clad walls, Natural Linoleum flooring with underfloor heating and sliding glass doors opening onto the gardens. Currently used for home working, this impressive room could be used for any number of purposes including an additional bedroom, combining with the ground floor shower room.

The first floor provides four well-proportioned double bedrooms, including the principal bedroom with stylish en suite shower room. A contemporary family bathroom serves the remaining bedrooms, while a galleried area overlooking the kitchen and dining space offers excellent flexibility as a study, reading area or occasional fifth bedroom; with the option of enclosing if required.

2,309 sq ft (214 sq m)

3 reception rooms

5 bedrooms

3 bathrooms

Double garage & wrap around gardens | Approx. 0.25 acres

Freehold | Village

Guide price £1,275,000



Outside
The property is approached via a gravel drive providing ample parking in addition to the double garage, with electric vehicle charger, power and light. The wraparound gardens, just over 0.25 acres, are a particular feature, comprising well-maintained lawns, areas of wildflower meadow, sunny terraces ideal for outside entertaining, a delightful ornamental rectangular pond and well-stocked borders planted with a variety of shrubs and herbaceous perennials as well as apple trees, fig tree and raised vegetable/cutting flower beds. Mature trees and established hedging provide a high degree of privacy, creating an attractive and peaceful setting.

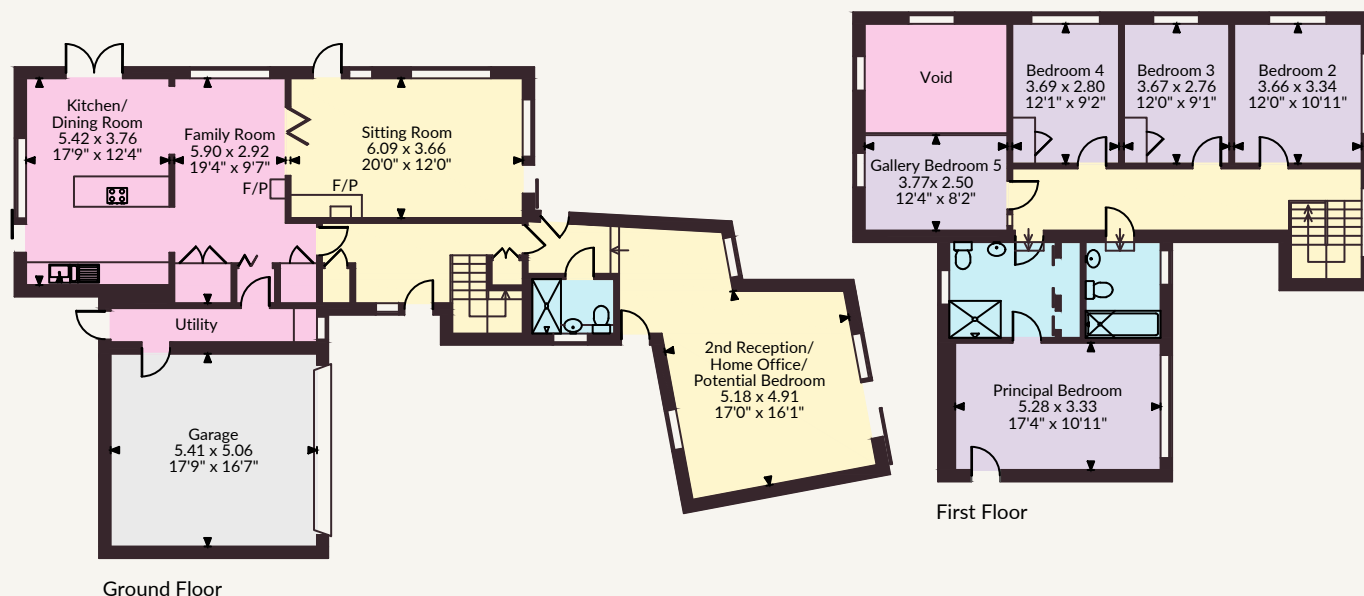
Location
The property is located near to the Surrey/West Sussex border in the South Downs National Park. Fernhurst has a church, village hall, Post Office, local shopping, pub and primary school. The general area is renowned for its excellent range of state schools in addition to the village's Fernhurst Primary School including Shottermill Infant and Junior Schools, Woolmer Hill School and Midhurst Rother College while nearby independent schools include Highfield and Brookham, St. Ives, Amesbury, St. Edmund's, King Edward's, Aldro Prep School and Charterhouse.

More comprehensive facilities can be found in Haslemere which offers extensive high street and independent shopping , supermarkets, restaurants, cafés, pubs, bars and leisure amenities including a tennis club, leisure centre and two hotels with spas. Much of the surrounding countryside is owned by the National Trust and features many footpaths and bridleways and numerous golf courses; there is also racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast. Communications links are excellent: Haslemere station provides regular trains into London Waterloo and the A3 gives access both to the south coast and to connections with the M25 road network, London and its airports.

Postcode region: GU27

Local Authority: Chichester District Council
Services: Mains gas, electricity, water and drainage
Council Tax: Band F
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Tall Trees, The Cylinders, Fernhurst, Surrey
 Main House internal area 2,309 sq ft (214 sq m)
 Garage internal area 295 sq ft (27 sq m)
 Total internal area 2,604 sq ft (242 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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