



**Cartref Farm, Vann Common, Haslemere,
Price Guide £1,650,000**

Cartref Farm

VANN COMMON, FERNURST, HASLEMERE SURREY GU27 3NW

Price Guide £1,650,000 Freehold

Cartref Farm was originally built in 1988 to a very modern specification, slightly unusual in its configuration and sitting in grounds which are quite spectacular of 11 acres, being totally private, elevated and looking over to the South Downs and Henley.

Cartref Farm is approached by a long tarmac driveway, along with 2 spare drives giving access to barns, open barn and caravan, with turning & parking from numerous cars.

3 bay open side and fronted tractor and machine shed with water (no electricity), barn/shed 1 is a tractor/machine shed with electricity, barn/shed 2 with electricity and an office with a certificate of lawful use, all barns have open parking and turning with tarmac access .

Around the property on the South side there is a raised veranda/terrace with beautiful views across your 11 acres of Sussex countryside. There is a small stream running to the left of the fields adding to the character, nature and wildlife. Originally the farm operated as a small holding. We advised that the property did have an agricultural restriction although no record of this can be found having investigated it with the local authority. Along with this the owner has never complied with any such restriction and is prepared to give a statutory declaration to that effect

There is access to the fields from a lower gate off the drive to Vann Common and this is overgrown and would need careful negotiation to access.

The property is a very bright spacious layout with double aspect sitting room access onto the veranda/terrace, a cloakroom, a double aspect office/study, dining room opening onto a kitchen/breakfast room, opening onto the garden. There is a utility room with access to the front porch, on the first floor landing there is an open viewing gallery. The landing has ample storage, bedroom 1 has a double aspect with a built in wardrobe, en-suite bathroom, bedrooms 2, 3 & 4 all have built in wardrobes served by a main family bathroom.

CG HASLEMERE

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Local Authority: Chichester Tax Band F

Services: Mains water & electricity, private drainage & oil heating









SITUATION

Privately tucked away in a tranquil setting between Fernhurst and Marley Heights on the south side of the ridge, Cartref Farm is surrounded by fabulous walking and riding country which can be accessed via a bridleway/BOAT which runs up Vann Common and takes you to the top of Marley Heights.

Surrounded by beautiful countryside on the Surrey/West Sussex border and within the South Downs National Park, Fernhurst offers day to day amenities as well as the opportunity for scenic walks and riding. There is a newsagent / general store, greengrocer, chemist, hairdresser, doctors surgery, primary school and village hall. The Red Lion, a popular public house overlooks the village green and close by are the Kings Arms and Duke of Cumberland at

Henley. Nearby Haslemere provides a comprehensive range of shops, boutiques, coffee houses, restaurants, public houses as well as M&S Food Hall, Waitrose, Tesco, Costa and Space NK. The main line station offers fast and frequent services into London Waterloo from 49 minutes. There is a good selection of state and private schools for all ages in the area. To the south, Midhurst provides shops and amenities for most day-to-day needs. Polo and golf can be enjoyed at Cowdray Park and Goodwood Racecourse and Goodwood House - home of the world famous Festival of Speed and Revival motoring events - are within easy reach.

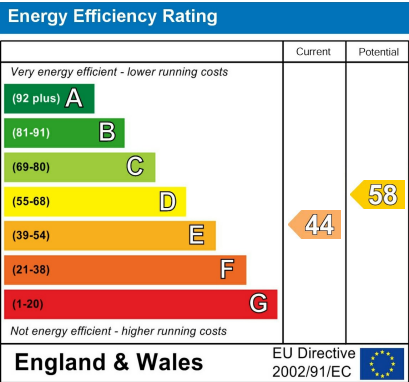


DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst). Continue out of the town and after approximate three miles you will enter Fernhurst. Turn right at the crossroads in the centre of the village into Vann Road and proceed for approximately 0.4 mile and the turning to Vann Common will be found on the right

- Village Centre amenities 0.7 miles
- Fernhurst Primary School 0.9 miles
- Haslemere High Street 4 miles
- Haslemere main line station 4.5 miles
- Midhurst 5 miles
- Chichester 17 miles
- Guildford 18 miles

All distances approximate



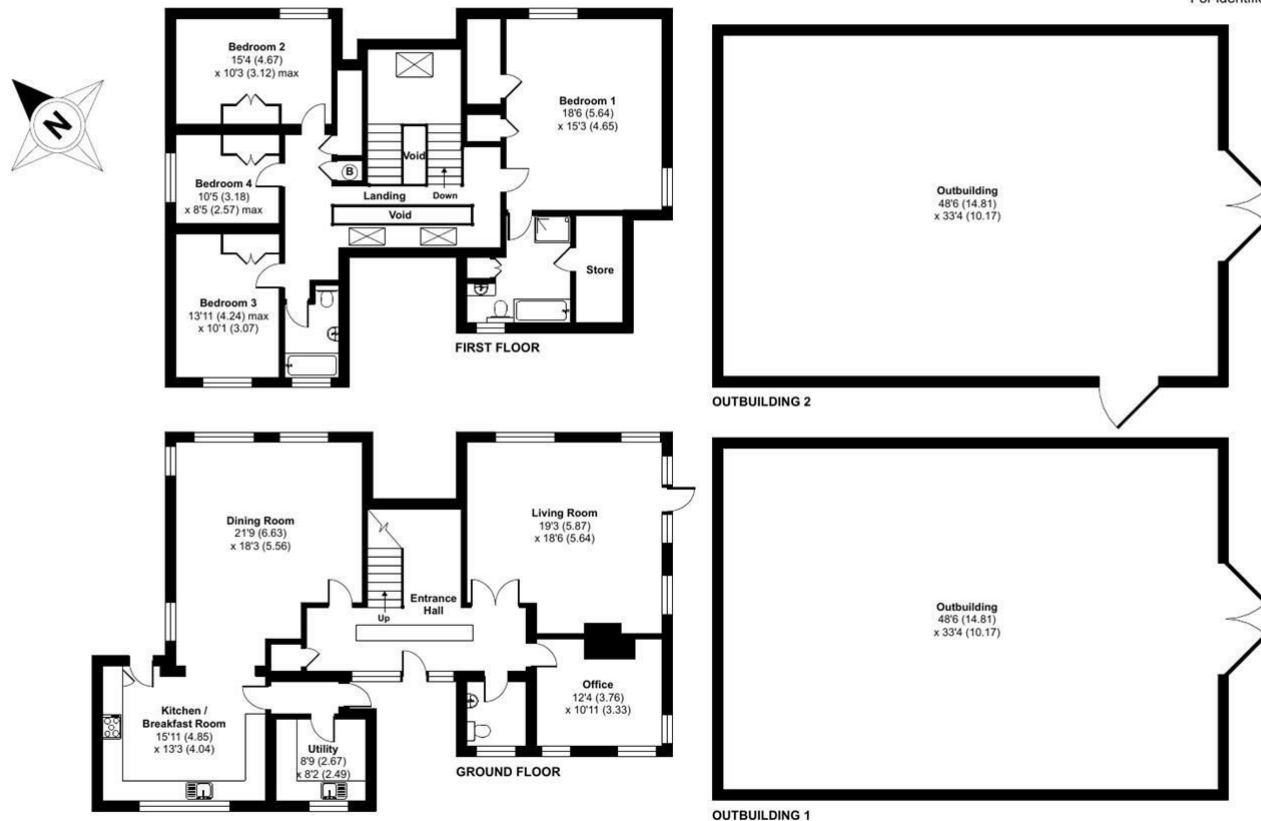
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Approximate Area = 2777 sq ft / 258 sq m

Outbuildings = 3242 sq ft / 301.1 sq m

Total = 6019 sq ft / 559.1 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). © nitchcom 2024. Produced for Clarke Gammon. REF: 1106224

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.

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