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udor gardens

Fernhurst, GU27 3EE
Nr. Haslemere





Tudor Gardens

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Tudor Gardens is an exclusive development of four detached homes finished to a high specification and each enjoying a west facing rear garden, in the heart of Fernhurst village. These traditionally styled homes are nestled midway between the North & South Downs with easy access to the South Downs National Park.

The village of Fernhurst offers a large array of shops for day to day requirements but for more comprehensive shopping, Haslemere is less than 4 miles to the north and offers an excellent range of shopping amenities and leisure facilities. Midhurst, Guildford and Chichester are also all within easy reach.

Haslemere is the most southerly town in Surrey with the south branch of the River Wey rising just to the south of the town on Blackdown. It is also on the major road network, close to the A3 between London and Portsmouth.

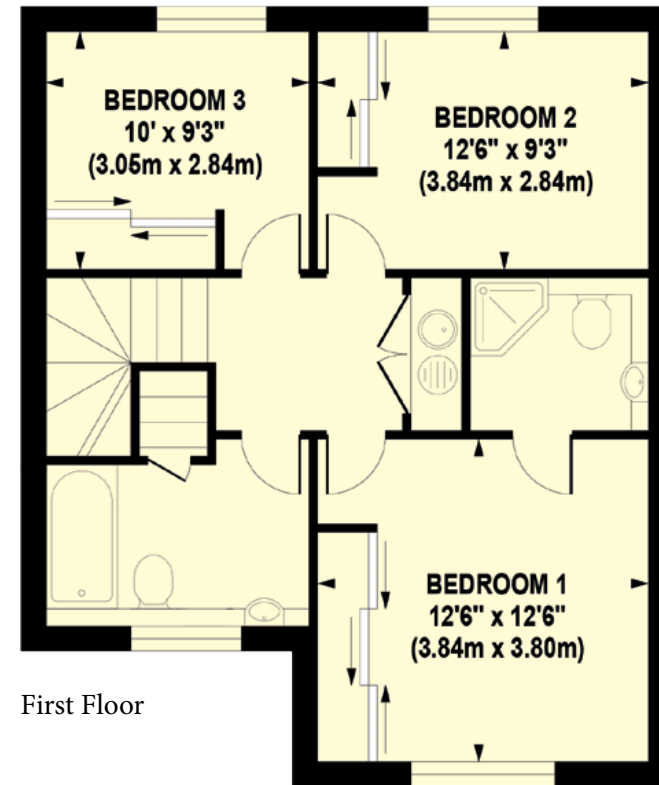
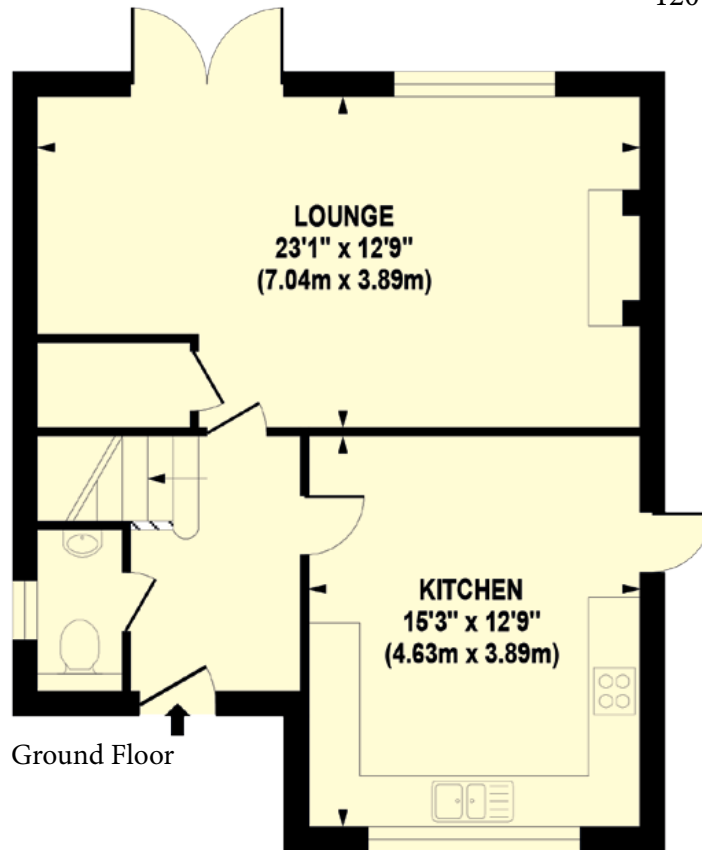
Midhurst is home to Cowdray Park Polo and close by golf courses include Hindhead, Cowdray Park, Liphook and Goodwood. Situated nearby in the heart of the South Downs National Park, there are many miles of footpaths, cycle and bridleways open for public use and invigorating exercise!

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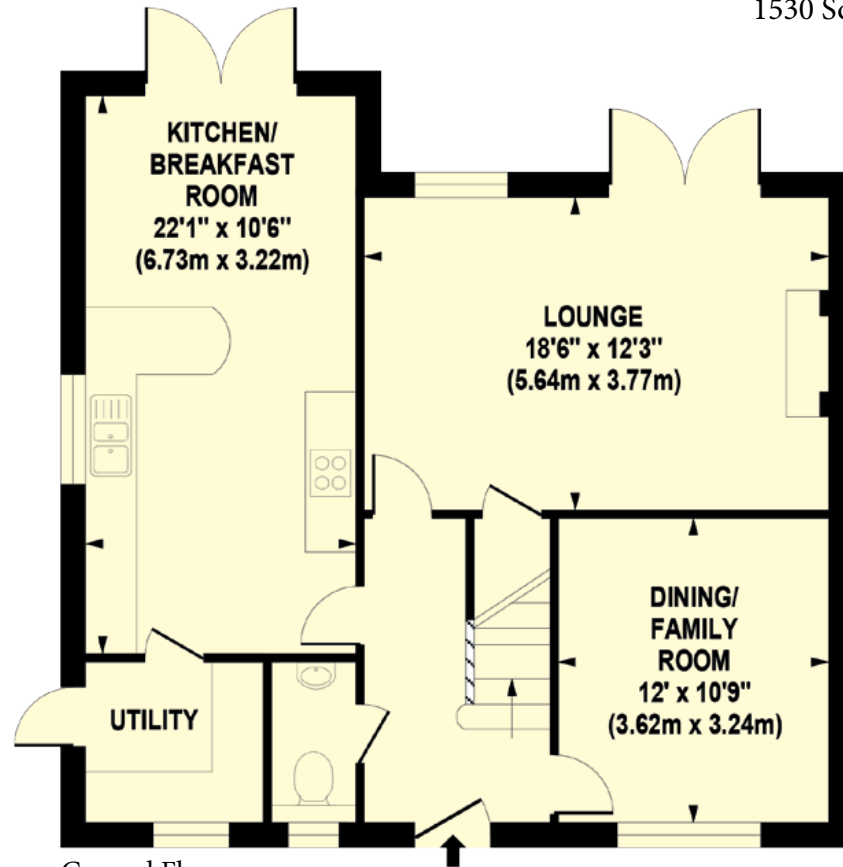
A new development by Strathmoor Developments Ltd.

Strathmoor build individual, high quality developments in Surrey, Hampshire and Sussex. Our expertise spans over 30 years in the industry and we are committed to creating unique developments for you to make your home in. All of our homes are set in carefully selected and desirable locations, and built to the highest standards. www.strathmoor.co.uk

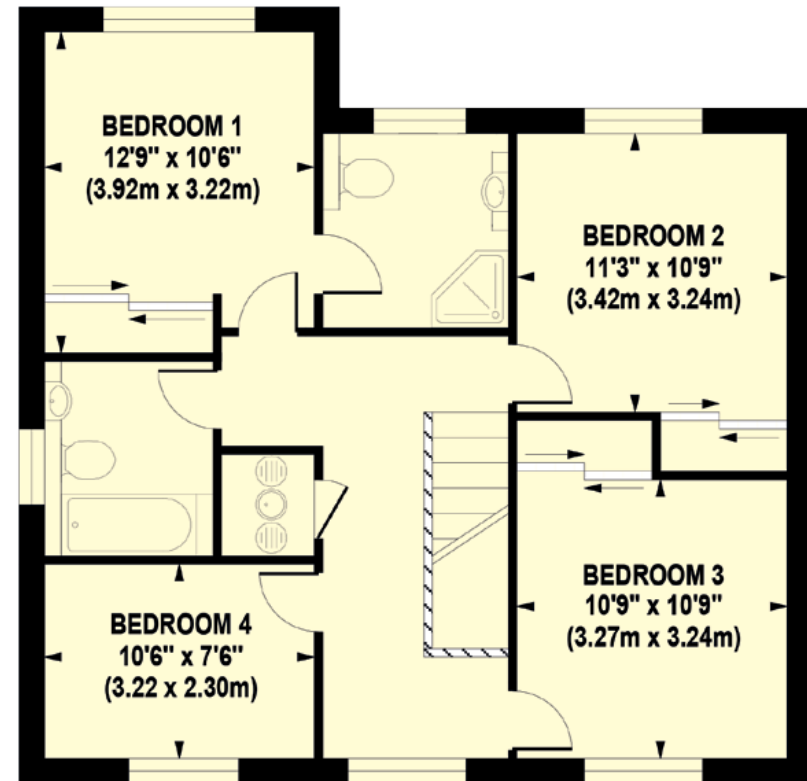
ROSE COTTAGE & LILY LODGE
Approx. Gross Internal Floor Area
1204 Sq Ft / 112 Sq M



TULIP HOUSE & BLUEBELL HOUSE
Approx. Gross Internal Floor Area
1530 Sq Ft / 142 Sq M



Ground Floor



First Floor





SPECIFICATION

KITCHEN & UTILITY ROOM

- High specification kitchen including quartz worktops with upstands
- 1½ bowl sink unit
- High level built in oven
- 5 ring gas hob and extractor hood with splashback
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer (plots 1 & 4)
- Utility rooms (plots 2 & 3) include a sink unit and space for washing machine & tumble dryer

INTERNAL FINISHES

- Matt painted walls & ceilings
- Timber staircase with oak handrail and curtain step
- Cottage style oak internal doors with brushed chrome ironmongery

- Ceramic floor tiles to cloakroom, kitchen and utility room, bathroom & shower room
- Cornice fitted to principal ground floor rooms and landing
- Built in wardrobes to bedrooms 1, 2 & 3 with lighting

BATHROOMS & CLOAKROOM

- White sanitary ware throughout fitted with chrome mixer tap
- Traditional steel bath, shower attachment and shower screen
- Vanity units fitted to family bathroom and en-suite shower room
- Shower cubicle with wall mounted thermostatic shower
- Full height tiling to shower cubicle and around bath
- Heated ladder towel rails (with summer loop)
- Wall mirrors fitted to all bath & shower rooms

CENTRAL HEATING & HOT WATER

- Energy efficient and thermostatically controlled gas fired central heating
- Hot water cylinder fitted with immersion heater
- Under floor heating to ground floor and radiators to first floor

SECURITY

- Front doors, rear & patio doors fitted with five lever locks
- Windows fitted with manufacturer's locks and window catches
- Smoke detectors fitted in the hall and landing
- Fire detector fitted in the kitchen

ELECTRICAL AND LIGHTING

- Low energy LED down lighters in all principal rooms and master bedroom
- Telephone/data & TV points to principal rooms and all bedrooms
- Electrical point for shaver/electric toothbrush
- Recess lighting to bathrooms

FIREPLACE

- Fire surrounds & hearths installed for use with gas, coal or wood effect fires

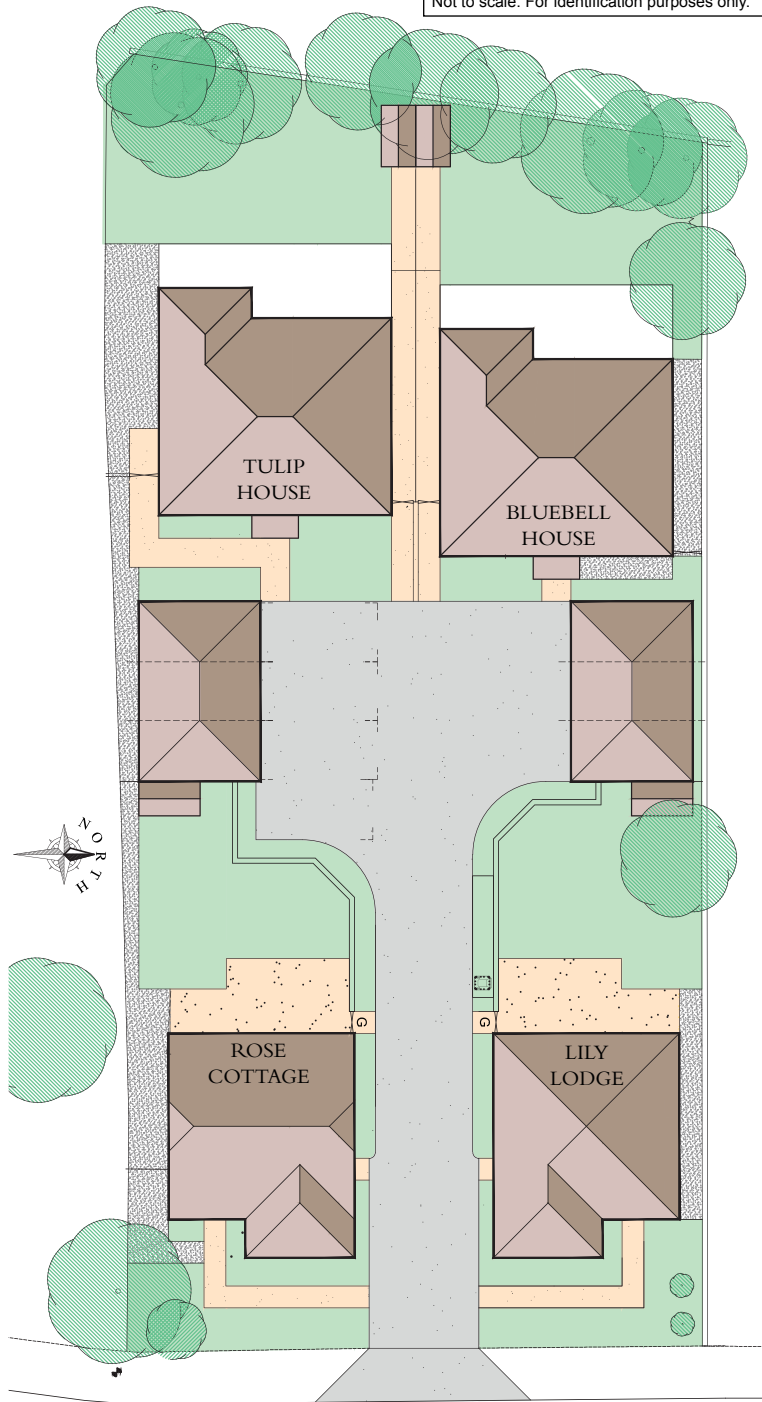
EXTERNAL DETAIL

- Decorative brickwork and stonework
- Composite, traditionally styled painted front door
- uPVC windows and casement doors
- Open barn style car ports with PIR lighting
- External power supply & lighting to front and rear
- External tap
- Paved patios to plots 1 & 4
- Raised timber decking to plots 2 & 3
- Driveway and parking to front of car ports in contrasting block pavers
- Front & rear gardens turfed and landscaped
- Communal landscaping

WARRANTY

- 10 year warranty with each property provided by BLP

Not to scale. For identification purposes only.



LOCATION

Tudor Gardens is in Fernhurst village in West Sussex, close to Haslemere in the South Downs National Park. Set in a convenient location in the village centre and within a short walk of the newsagent & general store, Crossways Fruiterers, takeaway, doctor's surgery, pharmacy, hair dresser, beautician and post office.

TRANSPORT

- Haslemere Station – 3.7 mi. (London Waterloo from 52 mins).
- A3 Hindhead Tunnel – 6 mi.
- M25 at Wisley Junction – 26 mi.
- Gatwick – 38 mi.
- Heathrow – 39 mi.
- Southampton – 44 mi.
- Regular buses (no. 70/71) run to Haslemere, Guildford and Midhurst.

SCHOOLS

- Fernhurst Primary and Pre-School is 0.3 mi.
For 4 – 11 year olds and 2 to 5 year olds
- Midhurst Rother College – 5.0 mi.
Academy for 11 – 18 year olds.
- Other state and private schools are within a short distance.

SHOPPING

- Haslemere Town Centre – 3.3 mi.
- Waitrose & Tesco Haslemere – both 3.4 mi.
- Midhurst Town Centre – 5.0 mi.
- Sainsbury Liphook – 4.9 mi.
- Petersfield Town Centre – 11.5 mi.

- Guildford Town Centre – 19 mi.
- Portsmouth – 33 mi.
- Central London – 49 mi.

LOCAL INFORMATION

- The Fernhurst Club.
- Village Hall.
- Parish Church of St Margaret.
- The village cricket green.
- The Red Lion country pub.
- Kings Arms pub, restaurant and B&B with adjoining Banyan Indian restaurant – 1 mi.
- The Duke of Cumberland – 1.8 mi.
- Extensive walking, cycling and horse riding through the SDNP – 2.0 mi.
- Herons Leisure Centre, Haslemere – 2.8 mi.





www.tudorgardens.info



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