



Keats
independent estate agents

Haslemere

Guide Price

£440,000



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51a Lion Lane, Haslemere, GU27 1JF

An outstanding attached two bedroom, two bathroom dwelling which has been skilfully converted from a commercial property with open plan ground floor accommodation being within a short walk of local shops, supermarkets and Haslemere's mainline station.



- Character Dwelling
- Two Bedrooms. One on the Ground Floor
- Two Bathrooms
- Newly Converted
- Fitted Kitchen
- Open Plan Ground Floor
- Three Reception Areas
- Courtyard Garden
- A Short Walk of M&S and Tesco
- Walking Distance of Station

THE PROPERTY

HASLEMERE is situated on the Surrey/Sussex/Hampshire borders. It has excellent road (44 miles via the nearby A3) and rail links (Waterloo approximately 55 minutes) to London and Heathrow and Gatwick Airports (via the A3/M25) are approximately 40 miles away with Portsmouth and the south coast being just over 20 miles distant. The town is protected by the hills of Hindhead, Blackdown and Marley, the majority of which is National Trust owned. Haslemere provides day-to-day shopping facilities (including Waitrose and a Marks & Spencer Food Hall) along with many boutique and specialist shops, a variety of bars, restaurants and coffee houses, the award winning Haslemere Educational Museum, churches of the principal denominations and an excellent range of schooling, both state and private. The Haslemere and The Edge leisure centres offer a wide selection of recreational facilities and golf can be enjoyed nearby at Liphook, Hindhead and Chiddingfold. The Georgian Hotel and Lythe Hill Hotel provide spa facilities in the Town and Champneys Forest Mere are nearby.

An outstanding two bedroom attached character dwelling benefiting from impressive, open plan downstairs accommodation which naturally creates three reception areas with vaulted ceilings.

The area is flooded with light from four large skylights. The fitted kitchen incorporates oven, hob, extractor fan, 2 setting dishwasher, fridge and freezer, and washing machine. The Living area with wooden flooring opens to a possible dining area. There is a downstairs bedroom with a built-in in cupboard and a shower room as well as a sitting room with glazed double doors and sideslips leading to the courtyard garden at the rear.

On the first floor there is a galleried landing with four storage cupboards, a master bedroom with eaves sloping ceilings and a family bathroom.

LOCAL AUTHORITY

Waverley Borough Council Tax Band:

TENURE

Freehold

EPC RATING: 75/84

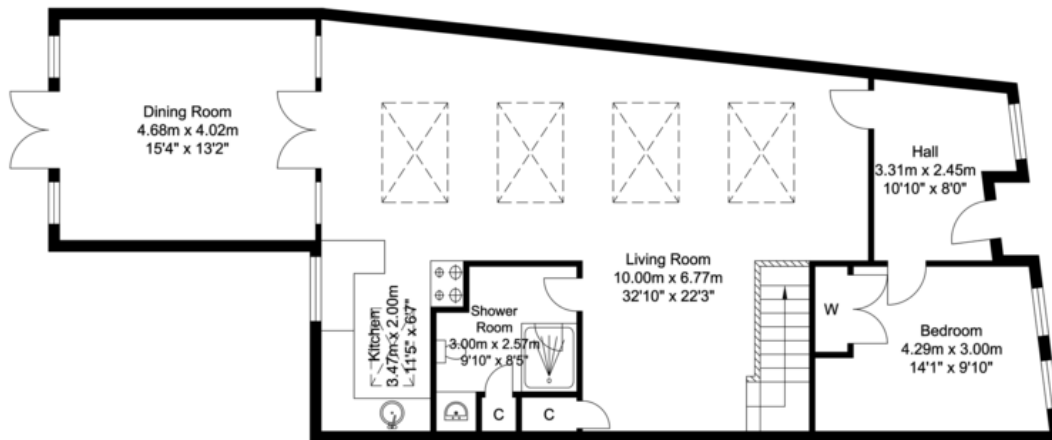
DIRECTIONS

From our office in Haslemere High Street head passed the Railway Station and under railway bridge, continue on Weyhill and at the traffic lights turn right into Lion Lane, continue and the property will be found on the left hand side.

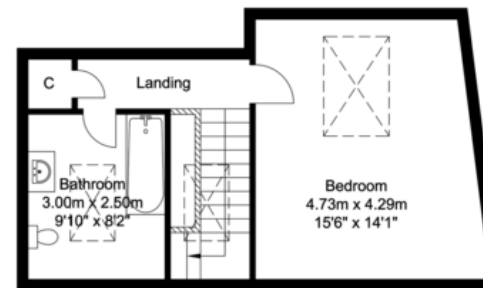
VIEWING

Strictly by confirmed appointment with the Agents. Office hours Mon-Fri 8.45am – 5.45pm, Saturday 8.45am – 4pm.





Ground Floor
Total Approximate Area
1140.22 sq. ft.
(105.93 sq. m)



First Floor
Total Approximate Area
381.79 sq. ft.
(35.47 sq. m)

Total Approximate Area
1522.01 sq. ft.
(141.40 sq. m)

AGENTS NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings.

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

