



Keats
independent estate agents

Haslemere

Guide Price

£600,000

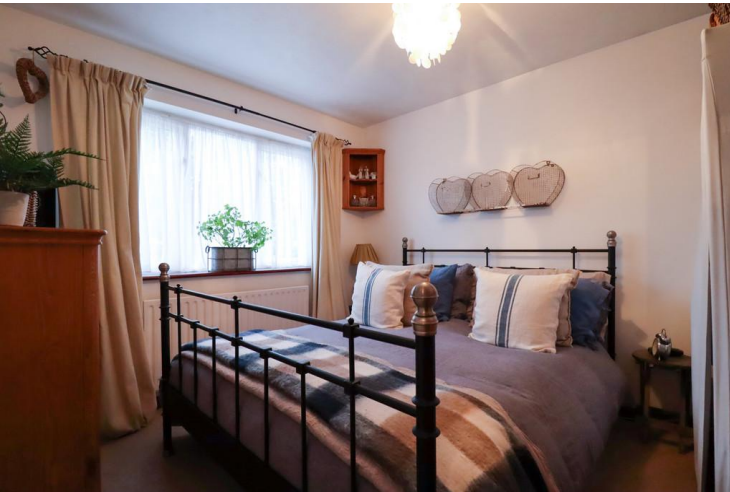


Haslemere

Guide Price **£600,000**

Haslemere, GU27 3QH

A most impressive 4 bedroom detached family home with kitchen/dining room, sitting room and downstairs cloakroom. There are lovely front and rear gardens and there is off road parking for three cars.



- Four Bedrooms
- Kitchen/Dining Room
- Bright Sitting Room
- Downstairs Cloakroom
- Bathroom
- Southerly Aspect Rear Garden
- Parking For Three Cars
- Village Location
- A Short Drive of Both Haslemere and Liphook

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 in nearby Liphook.

THE PROPERTY

The front door opens to a reception hall with downstairs cloakroom and an open tread staircase.

The kitchen/dining room is front aspect with lovely views over the garden. There is a fine range of wall mounted and base cabinets. Built in appliances include a single oven and a four ring hob. There are spaces for a washing machine and upright fridge/freezer. A half glazed door opens to the side.

The sitting room is rear aspect with double doors opening to the rear garden. On the first floor there are two double and two single bedrooms and there is a lovely family bathroom with raindrop shower over the bath.

OUTSIDE

There is off road parking for three cars and a long path leads to the front door with bordering plant and shrub beds and there is a well kept lawn area. The rear garden measures approximately 40 feet in length with a shingled patio area adjoining the property. There is a lawned area and a further patio area which is covered by a Pergola. There is also a garden shed.

LOCAL AUTHORITY - Chichester District Council Tax Band: D

TENURE - Freehold

EPC RATING : 67/84

DIRECTIONS

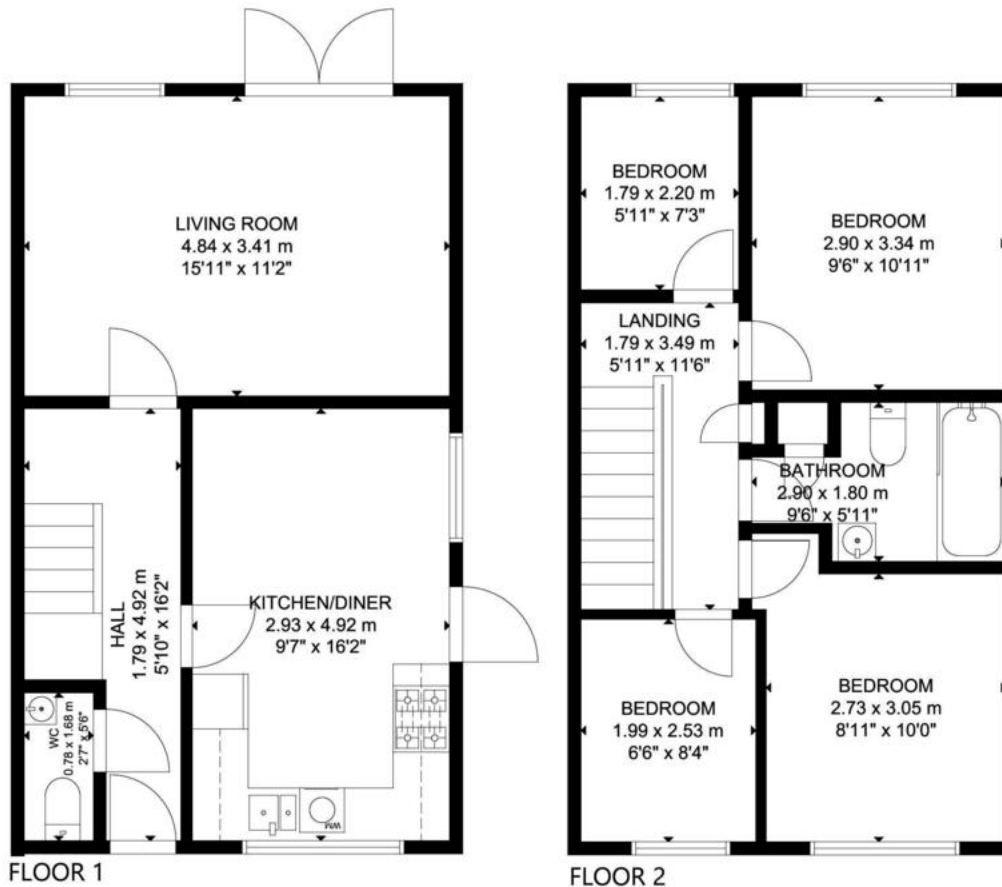
From our office in the High Street turn right at the old town hall into lower street then turn left at Shepherds Hill onto The Midhurst Road. Continue along for .75 of a mile and at the sharp left bend turn right at Coombers. Continue over the T junction into the Camelsdale Road. At the Shottermill Ponds roundabout take the first exit onto the Linchmere Road take the 2nd available turning into Heath Road and at the end of the road turn right into Copse Road and the property will be found on the right hand side.

VIEWING

Strictly by confirmed appointment with the Agents.

Office hours Mon-Fri 8.45am – 5.45pm, Saturday 8.45am – 4pm. JS 21/10/2021





GROSS INTERNAL AREA
 TOTAL: 82 m²/883 sq ft
 FLOOR 1: 41 m²/441 sq ft FLOOR 2: 41 m²/442 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

