



 kelway
law

The Paddock, Haslemere, Surrey GU27 1HB

OIEO: £1,295,000



The Paddock

At a glance:

- Extended and reconfigured detached home
- Principal bedroom with dressing room and ensuite
- Four further bedrooms (one ensuite)
- Sensational open plan living
- Snug/study
- Double width garage
- Generous level plot
- Walking distance of Haslemere Station

Extended and reconfigured with further scope to extend, this contemporary five-bedroom, three bathroom detached home oozes elegant modern living with sensational finishing touches all within a generous level plot. It lies in a quiet cul-de-sac location within walking distance of Haslemere Station.

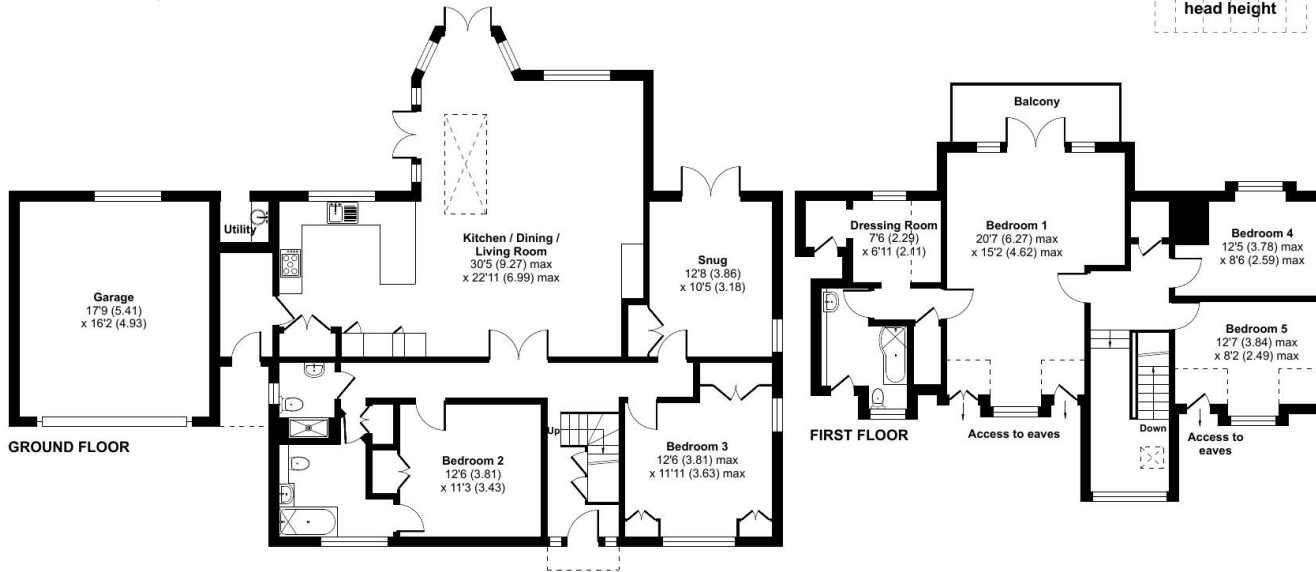
The kitchen/family room sits at the heart of this exquisite home, providing a well apportioned kitchen completed with integrated appliances opening onto the incredible family space. The sitting area has a woodburning stove, bestowing a cosy feel whilst the dining area offers views across the rear garden.

The versatile accommodation across the ground floor provides an ensuite guest bedroom, further bedroom, and family bathroom alongside a snug/TV/playroom and utility room.

The first floor offers a stylish principal bedroom with a walk-in dressing room, ensuite, and fantastic balcony alongside a vaulted landing and two further bedrooms. Planning permission in place to extend further over the garage.

Sitting centrally within its plot, the rear garden has been skilfully landscaped with decking, patios and raised flower beds, maximising the pleasant southerly aspect interspersed with mature trees and hedging. The front of the property provides parking for four/five vehicles leading to the double-width garage, all enclosed by double gates.

Approximate Area = 2504 sq ft / 232.6 sq m (includes garage)
 Limited Use Area(s) = 70 sq ft / 6.5 sq m
 Outbuilding = 15 sq ft / 1.3 sq m
 Total = 2589 sq ft / 240.4 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Kelway Law Estate Agents. REF: 1008163

Haslemere & Surroundings

Haslemere is a thriving market town that offers a wide and varied range of independent shops with a Waitrose and M&S Food. There is a good array of restaurants catering for multiple tastes, and a range of coffee houses.

The area is particularly well served with good state & independent schools and recreational facilities include The Herons Leisure Centre with its squash courts, gym and swimming pools.

The town is ideally located for the London commuter with Waterloo within 55 minutes and Heathrow and Gatwick less than an hour away, Haslemere is the gateway to the South Downs National Park and is embedded in the Surrey Hills Area of Outstanding Natural Beauty. The South Coast is only 25 miles distant.

Additional Property Details:

Council Tax Band: G
 Local Authority: Waverley
 Services: Mains Gas, Electric & Drainage
 Tenure: Freehold
 Lease Length: N/A
 Service Charge: N/A
 Ground Rent: N/A
 What3words: ///sleepy.annual.archive

**Agents Note:**

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the relevant information. Do so particularly if contemplating travelling some distance to view a property. The appliances mentioned have not been professionally tested.

Viewings Arrangements:

Viewings are strictly by appointment with Kelway Law Estate Agents and can be booked by calling the local office or via our website www.kelwaylaw.co.uk

Referral fees:

Where we refer sellers and/or potential buyers to use the services of ancillary providers we receive a referral fee should you decide to use their services.

Conveyancing: We refer conveyancers from a panel selection and are paid a fee £200.00 for each transaction undertaken.

Mortgages: We refer to Gilmar Independent Financial Solutions and in doing so receive a payment the equivalent of 25% of the fee the broker receives in arranging the mortgage for you.

Are you selling locally?

Your property is our passion and we would be delighted to assist with your move. To book your free no obligation valuation call your local office or visit www.kelwaylaw.co.uk

Investment Purchase?

Buying a property to let then you'll need to know the in's and out's from rental value through to your legal obligations as a Landlord. Being members of Association of Regulated Letting Agents (ARLA) means that you can be sure of a professional knowledgeable person looking after your property.