





## 10 Critchmere Lane

A wonderful chalet bungalow in an elevated position.



- ▶ **Detached Chalet Bungalow**
- ▶ **Convenient Access To The MLS**
- ▶ **Dining Room/ Bedroom Three**
- ▶ **Elevated Position**
- ▶ **Front & Rear Gardens**
- ▶ **Two/ Three Double Bedrooms**
- ▶ **Front Aspect Sitting Room**
- ▶ **Kitchen/ Breakfast Room**
- ▶ **Modern Bathroom**
- ▶ **Parking & Garage**

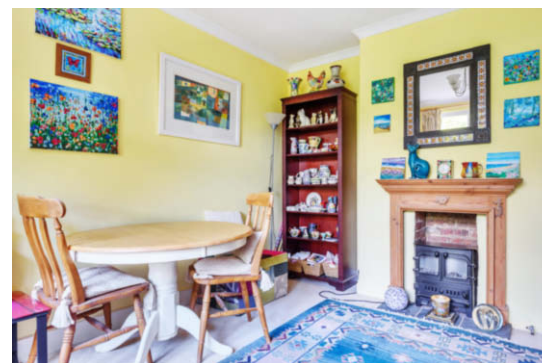
Set back from the lane in an elevated position this chalet bungalow provides flexible living accommodation with delightful gardens, parking and garage.

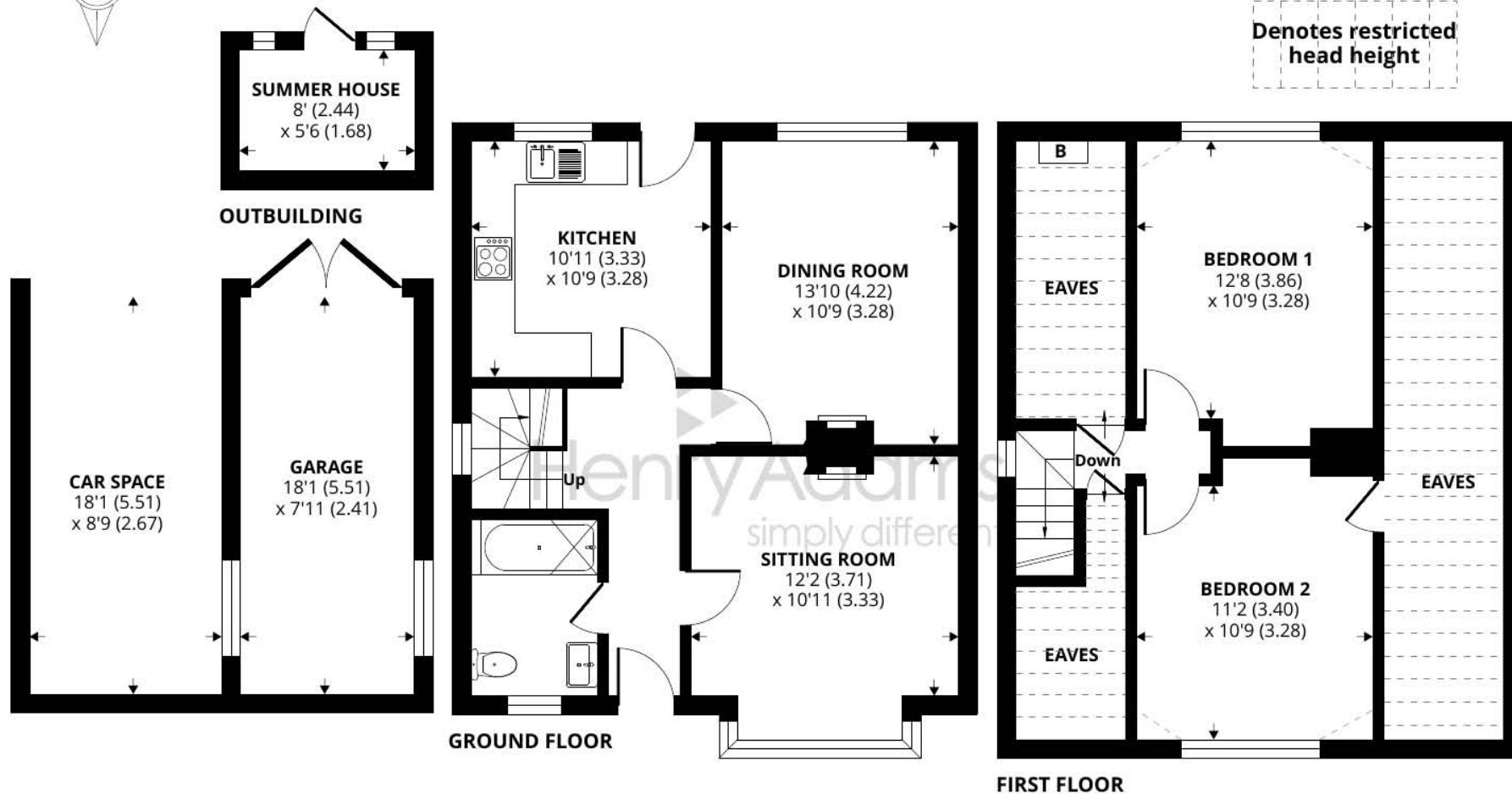
The accommodation provides a adaptable, bright and airy feeling comprising a front veranda leading to the entrance hall from here there is a front aspect box bay living room with fireplace, rear aspect dining room (potentially a third bedroom), kitchen/ breakfast room with some integrated appliances and the refitted bathroom. Stairs from the hall lead to the landing with access to two deep eaves cupboards. There are then two great size double bedrooms.

Outside the gardens are a real feature of the home with the southerly facing front garden having an array of well stocked borders, summer house and to the fore parking, garage and carport. The rear garden is enclosed with patio areas and a small lawn.

In summary a splendid home with fabulous gardens, in this much requested location.

Council Tax Band - Waverley Borough Council - Band D





## Critchmere Lane, Haslemere, GU27

Approximate Area = 1030 sq ft / 95.6 sq m (includes garage & excludes car space)

Limited Use Area(s) = 292 sq ft / 27.1 sq m

Outbuilding = 44 sq ft / 4.1 sq m

Total = 1366 sq ft / 126.9 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). © nichecom 2022. Produced for Henry Adams. REF: 880607

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Location

The property is conveniently located for schools, shops, the station and A3. Haslemere is an attractive town with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and the mainline station offers a fast train service to London Waterloo in around 49 minutes. There are excellent local schools for all ages and leisure facilities including The Edge which is within easy reach and also The Haslemere Leisure Centre. The property is surrounded by delightful countryside with footpaths nearby leading up onto Bramshott Chase and beyond.

## Directions

SAT NAV: GU27 IPE What3words: cobbled.blotting.quaking

