



Southwood

A delightful three bedroom chalet bungalow.



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- ▶ **Detached Chalet Bungalow**
- ▶ **Cosy Fireplace**
- ▶ **Study/ Bedroom Three**
- ▶ **Linked Third Single Bedroom**
- ▶ **Driveway With Ample Parking & Garage**
- ▶ **Open Plan Living/ Dining Room**
- ▶ **Downstairs Bathroom**
- ▶ **Two Double Bedrooms Upstairs**
- ▶ **Shower Room**
- ▶ **Wonderful Well Established Grounds**

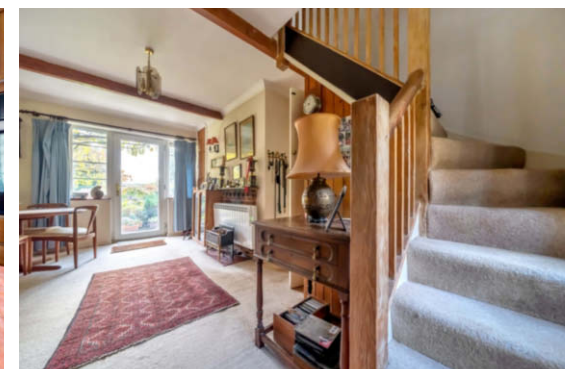
This charming three bedroom chalet bungalow, is situated on generous grounds that offer ample space for potential development (subject to the relevant consents). It is nestled in a secluded position, surrounded by tranquil woodland, providing a truly peaceful and serene setting.

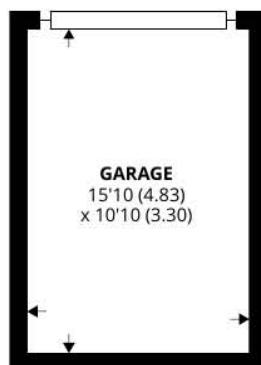
Upon entering the property you will find an open plan living/dining room, complete with a cosy fireplace, creating a warm and inviting atmosphere, perfect for entertaining guests or enjoying family meals. Furthermore, the large dual aspect windows flood the space with natural light, creating a bright and inviting ambience. The spacious kitchen overlooks the mature trees in the front garden and leads to a study with garden access. There is also a downstairs bathroom. Upstairs you will find a well proportioned bedroom to the right and single bedroom leading to the principal with en-suite to the left, all boasting tree top views.

Stepping outside, mature gardens surround the property. The front and back gardens exude a sense of tranquillity and beauty, providing a haven for relaxation or outdoor activities. The property also benefits from a drive leading to two parking spaces and the garage.

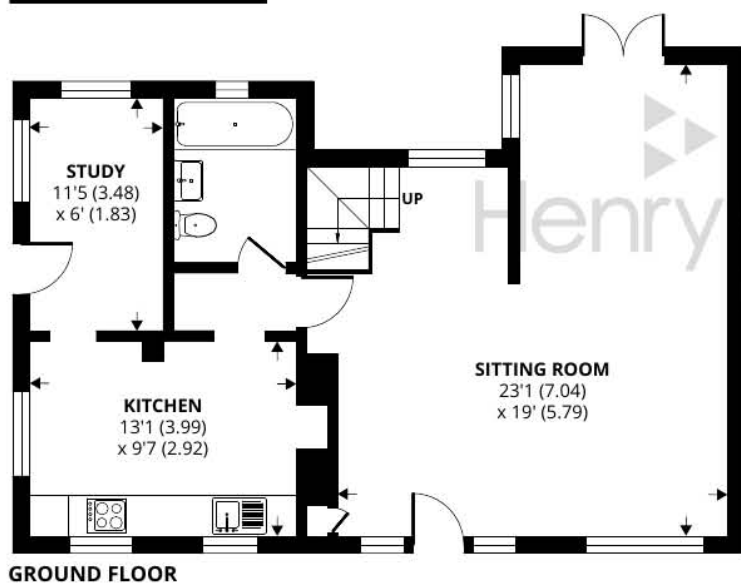
Do not miss out on the chance to secure this fantastic potential development opportunity, where indoor charm meets outdoor beauty.

Council Tax Band - East Hampshire District Council - Band E

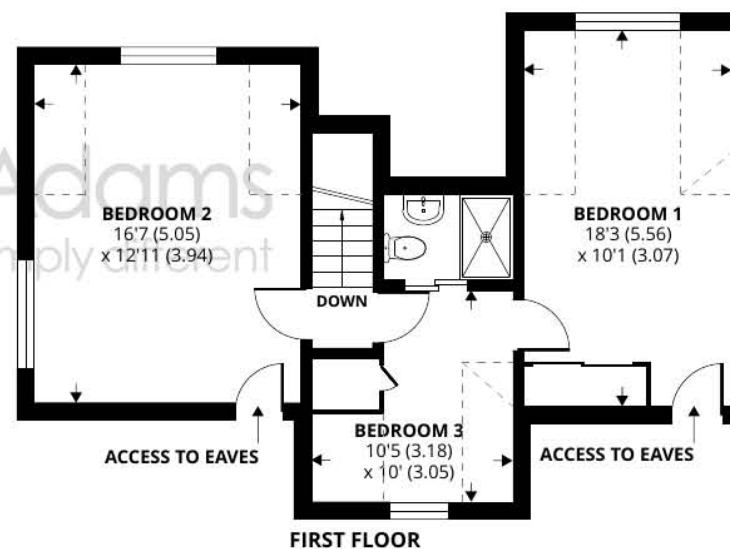




Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR

Sandy Lane, Haslemere, GU27

Approximate Area = 1171 sq ft / 108.7 sq m

Limited Use Area(s) = 104 sq ft / 9.6 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 1447 sq ft / 134.2 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 2023. Produced for Henry Adams. REF: 1054222

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

On the rural outskirts of Haslemere close to many acres of open countryside including the National Trust owned Hindhead Common and Devil's Punchbowl, where walking and riding can be enjoyed. The Prince of Wales PH at Hammer Vale is a short walk and nearby you'll find the amenities in Camelsdale, which include Arnolds Garage/Convenience store and a popular junior school are just a short drive away, as is Weyhill where you will find Tesco and M&S Food. Haslemere town centre offers a comprehensive range of shops including Waitrose, Boots and Space NK, boutiques, restaurants, public houses and coffee bars including Costa. There are two sports centres; The Edge and Haslemere Leisure Centre along with spa facilities at the Lythe Hill Hotel. There are excellent schools for all ages, both state and private in the area. Haslemere main line station has a fast service into London Waterloo from 49 minutes and the short drive to the A3 creates easy connections to the M25, motorway network and south coast. Southwood offers the perfect combination of privacy and accessibility.

Directions

SATNAV : GU27 1QE what3words : veal.trickled.smokers

Instagram: Follow us @haslemerepropertyclub

