





4s Cedar Lodge

A beautifully refurbished apartment equipped for modern day living with outstanding views.

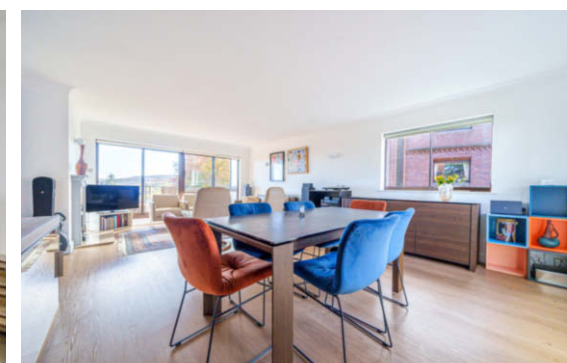
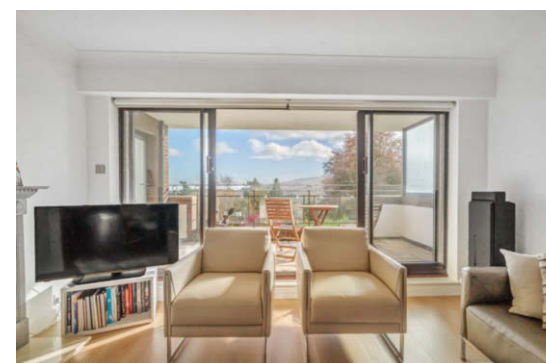
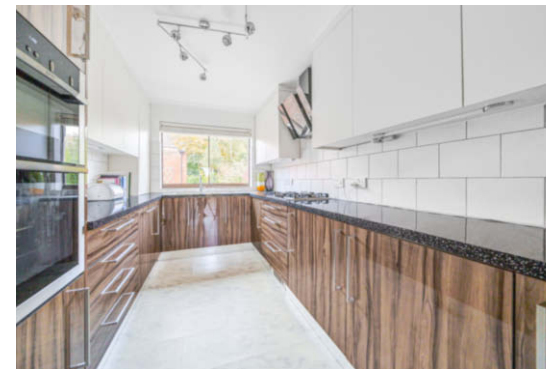


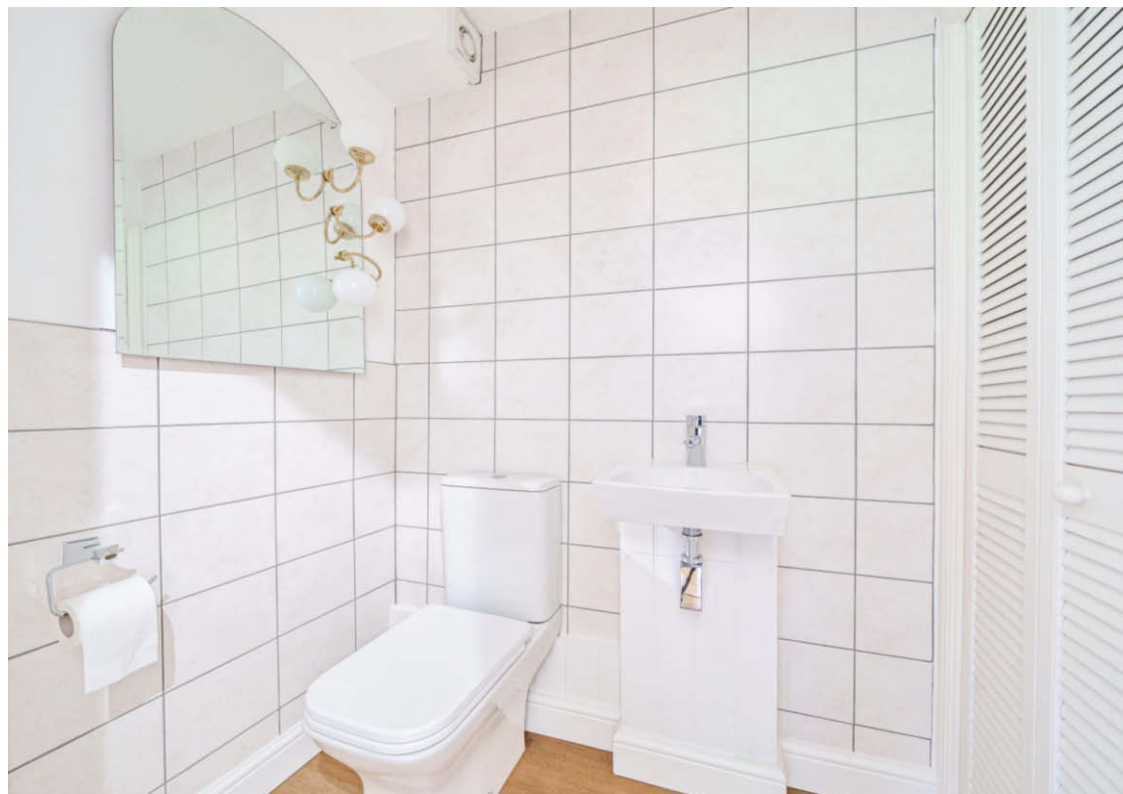
- ▶ **Fantastic Modern Apartment**
- ▶ **Delightful Sitting Room**
- ▶ **Refitted En-Suite Facilities**
- ▶ **Balcony With Superb Views**
- ▶ **Security Entry System and Useful Lift**
- ▶ **Wonderful Refitted Kitchen**
- ▶ **Two Double Bedrooms**
- ▶ **Utility/ Cloakroom**
- ▶ **Double Garage & Parking**
- ▶ **Grounds Of Approx 40 Acres With Indoor Pool, Tennis & Squash Court**

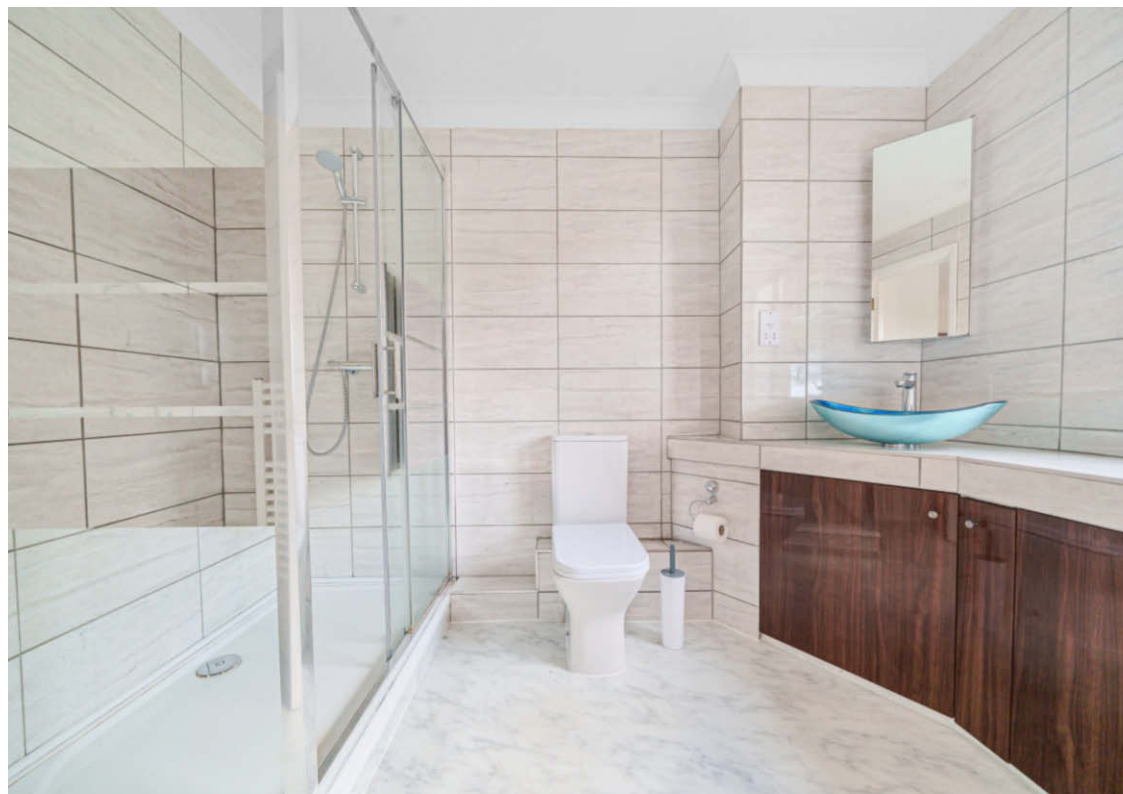
This exquisite two bedroom apartment offers a truly luxurious living experience, set within a prestigious development. The property boasts a variety of exceptional features, making it the perfect choice for those seeking country living close to Haslemere town.

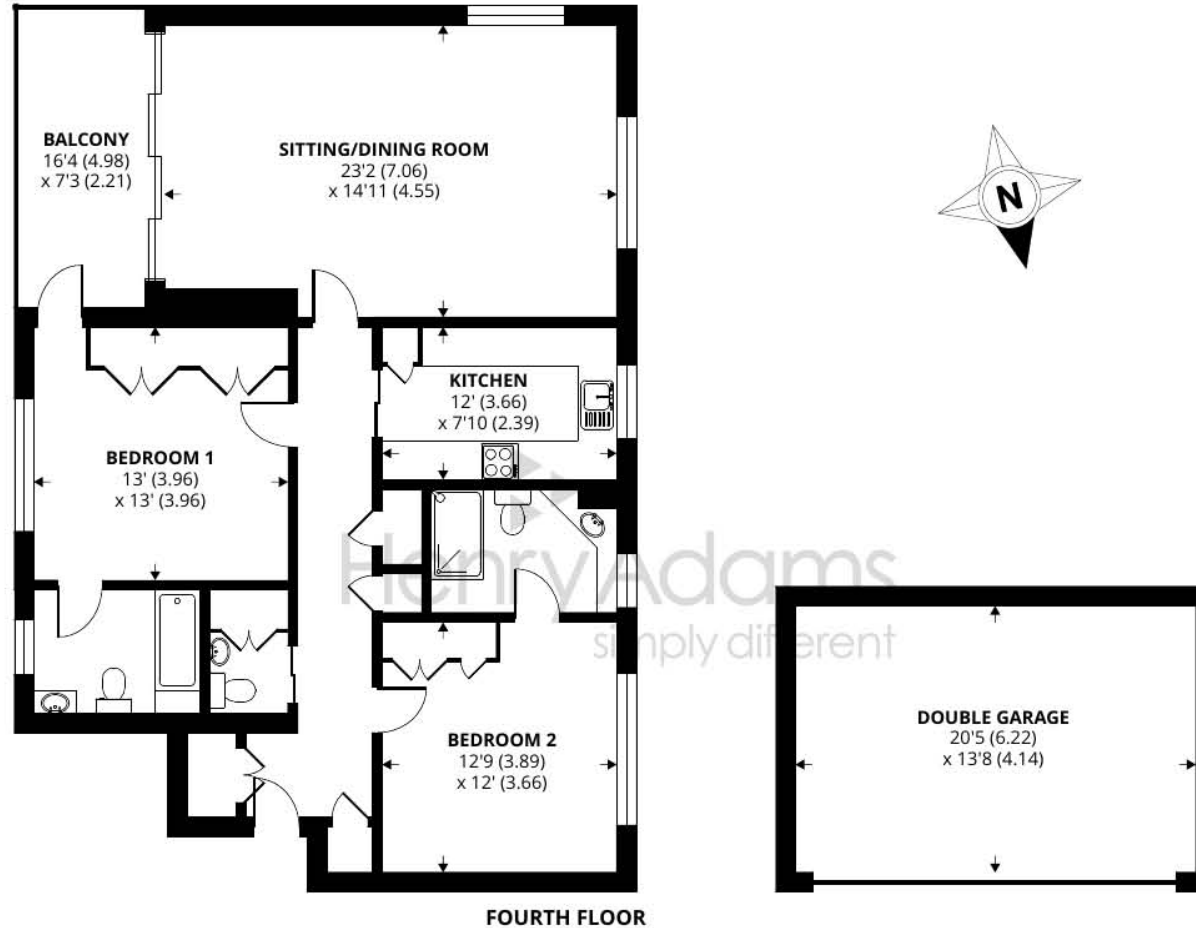
Upon entering the apartment, you are led via a generous hall to a spacious sitting room diner, flooded with natural light from dual aspect windows. The room also features double doors that open onto a private balcony, providing breathtaking views of the surrounding landscape. The modern kitchen, complete with integrated appliances, is perfect for culinary enthusiasts. The principal bedroom is a true retreat, with rolling views and a spacious en-suite bathroom, while the second bedroom also benefits from an en-suite with a shower. The property additionally offers ample integrated storage throughout, including built-in wardrobes in both bedrooms, as well as a cloakroom with an integrated utility cupboard. Situated on the 4th floor, residents can enjoy easy access via lift, ensuring a convenient and effortless living experience. Furthermore, the property includes a double garage, providing secure parking.

Waverley Borough Council: Band G









Cedar Lodge, Lythe Hill Park, Haslemere, GU27

Approximate Area = 1110 sq ft / 103.1 sq m

Garage = 280 sq ft / 26 sq m

Total = 1390 sq ft / 129.1 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). © nchecon 2023. Produced for Henry Adams. REF: 1053562

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.

Outside

The outside space is equally as impressive, with a private balcony extending from the living room and the principal bedroom, offering the perfect spot to enjoy a morning coffee or a glass of wine while taking in the expansive grounds. The development also encompasses an array of shared amenities, allowing residents to relax and unwind in style. The 40-acre grounds provide a picturesque backdrop, inviting residents to explore and enjoy leisurely walks. For those with a more active lifestyle, the development offers a squash court, tennis court, swimming pool, and even a pitch and putt, ensuring there is always an activity to suit any interest. Additionally, a croquet lawn provides the perfect opportunity to indulge in a classic British pastime. Whether seeking tranquillity or a more active lifestyle, this property offers the best of both worlds within its enviable grounds.

Lease & Charges

Share of Freehold (Lythe Hill Park Properties LTD) Length of Lease: Originally 999 years from 1st January 2003 Maintenance Charge: Approximately £6000.00 per annum includes water rates and building insurance.

Location & Directions

Haslemere town centre is just under a mile away with a good range of independent shops and boutiques including Waitrose and a Marks & Spencer Food Hall, restaurants, bars and coffee houses. There are excellent road links to London and the south coast and Haslemere mainline station offers a fast train service to London Waterloo in around 49 minutes.

SATNAV : GU27 3TD what3words : cashier.promotion.cube

