



10 Sandrock

An immaculately presented character home within easy reach to Haslemere town and station.



- ▶ **Beautifully Renovated & Ready To Move Straight Into**
- ▶ **Sitting Room With Log Burner**
- ▶ **Walking Distance To Haslemere Town Centre**
- ▶ **Set On A No Through Road**
- ▶ **EV Charging Point**
- ▶ **Bifold Doors Opening To The Garden**
- ▶ **Front & Rear Gardens**
- ▶ **300 Yards Away From Haslemere Station**
- ▶ **Off Street Parking**
- ▶ **No Onward Chain**

A charming home built in 1870, located in an elevated position near Haslemere's town centre, including the mainline station just 300 yards away.

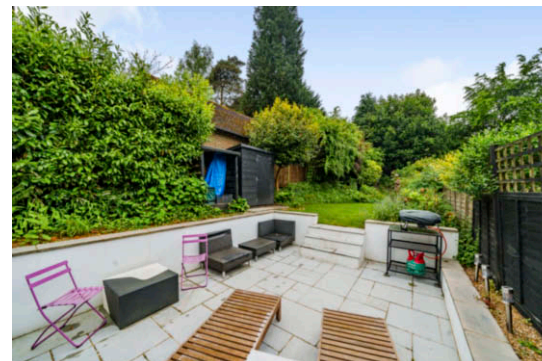
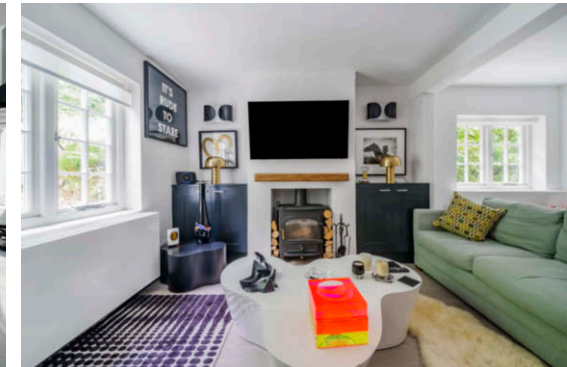
The house has been extensively renovated, preserving its original charm. It spans three floors with a stylish finish throughout.

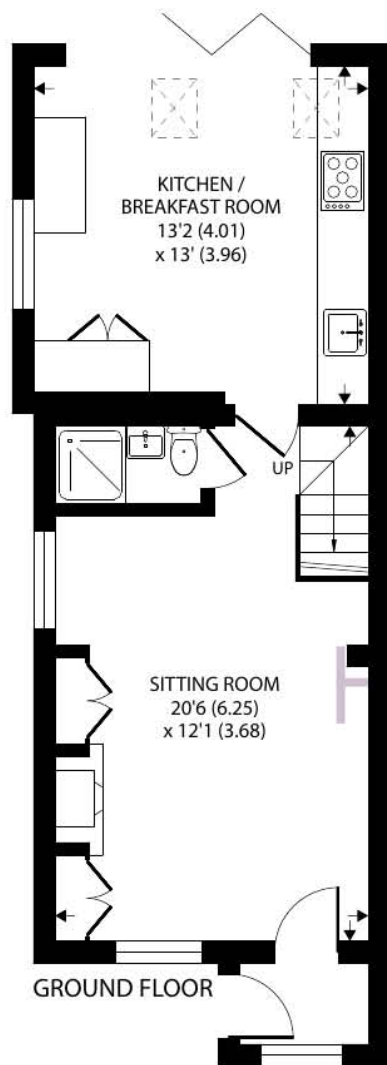
The sitting room features a log-burning stove and custom storage, leading to a bright kitchen at the rear. The kitchen has skylights and bi-fold doors opening onto a terrace and garden, ideal for dining and entertaining in the summer. A new shower room completes the downstairs.

The first floor has two bedrooms and a family bathroom. The second floor has an additional bedroom with ample storage.

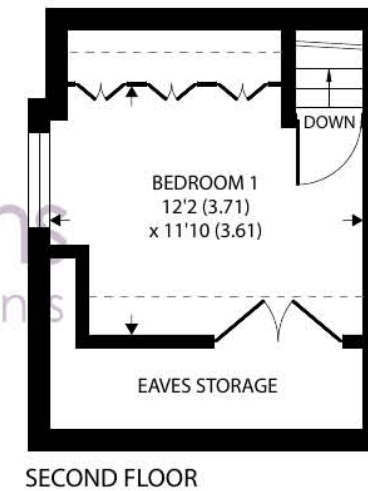
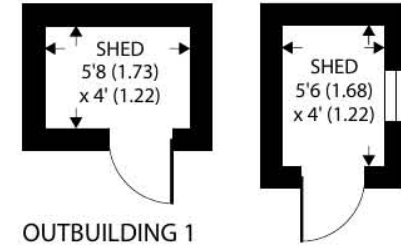
The private, low-maintenance rear garden includes a log store, potting shed, flower beds, and a lawn. The front has a green driveway with parking for one car and an EV charging point.

NB: The front garden is under a historic lease, believed to be some 1000 years old from 1605 and there is an absentee freeholder. Our vendor has information on this if requested and took out an indemnity policy when they bought the property.





Denotes restricted head height



10 Sandrock, Haslemere

Approximate Area = 849 sq ft / 78.8 sq m (excludes store)

Limited Use Area(s) = 103 sq ft / 9.5 sq m

Outbuildings = 43 sq ft / 3.9 sq m

Total = 995 sq ft / 92.2 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 2024. Produced for Henry Adams. REF: 1131420

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.

Directions

SATNAV: GU27 2PS what3words: clock.implanted.reckon

Location

Conveniently situated within close proximity of Haslemere mainline station which offers a fast train service to London Waterloo in around 49 minutes. It is also very well located for Haslemere town centre which has a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and stunning areas of both National Trust and Areas of Outstanding Natural Beauty can be found locally for walking and riding enthusiasts to enjoy. There are popular golf courses at Hindhead and Liphook and leisure facilities including Voco at Lythe Hill and The Herons Leisure Centre. There are excellent schools locally both state and private for all ages.

Mains: Gas, electric, water and drainage

Council Tax Band: D (£2345.35) Waverly Borough Council

