





Shalwyn Lodge, Three Gates Lane

A stunningly refurbished home set along one of the most prestigious roads in Haslemere.



- ▶ Prime Haslemere Position
- ▶ Primary Bedroom With En-suite & Characterful Panelling
- ▶ Permission Granted To Extend To Five Bedroom Home
- ▶ Haslemere Station Around 1 Mile
- ▶ Detached Garage
- ▶ Fabulous Neptune Kitchen
- ▶ Open Plan Kitchen/Dining/Living Room
- ▶ Cosy Log Burner In Sitting Room & Study/Snug
- ▶ Walking Distance To Haslemere
- ▶ Wrap Around Gardens Of 0.25 acres

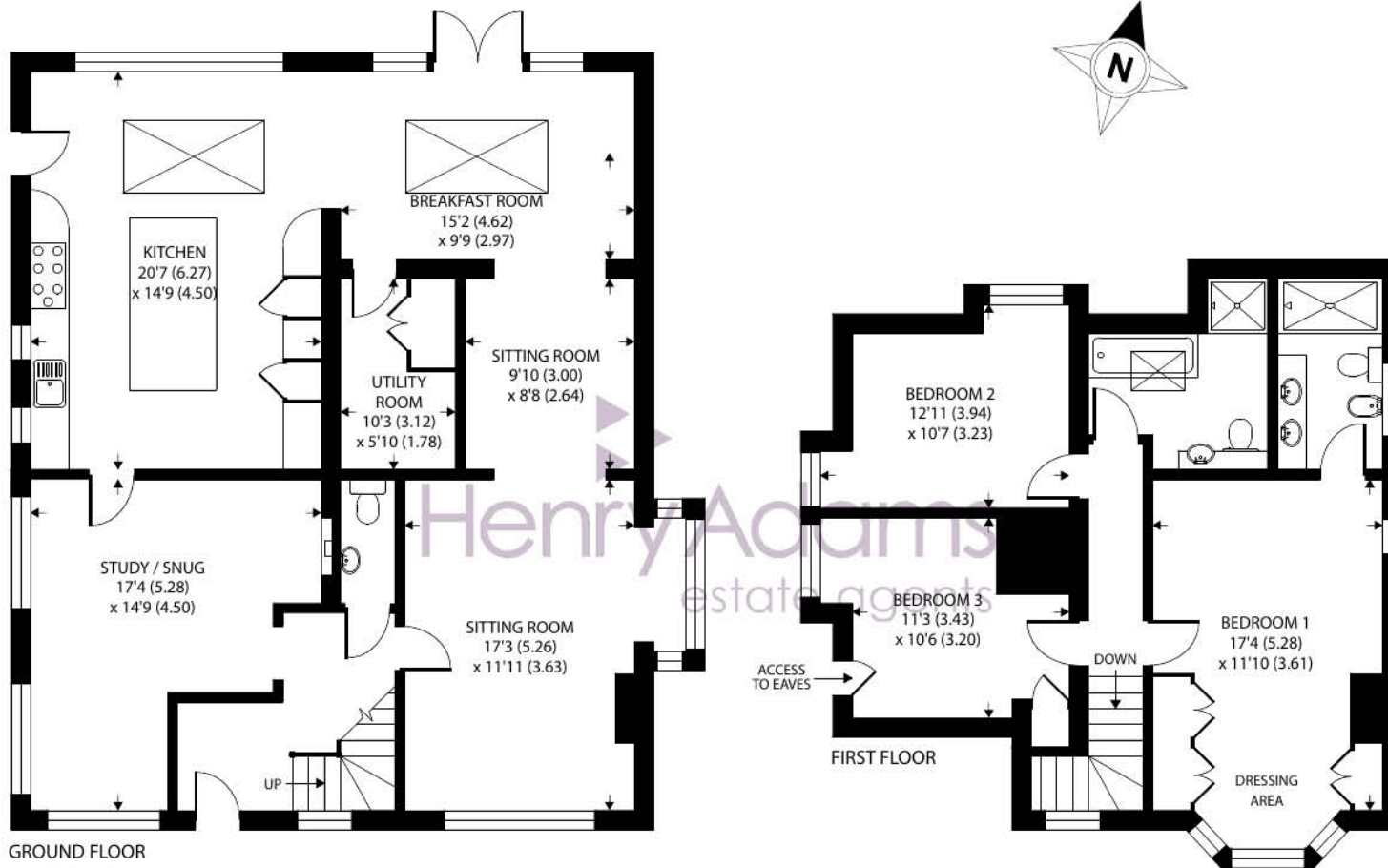
Shalwyn Lodge is a beautifully restored home situated on one of Haslemere's most prestigious roads. Meticulously renovated to an exacting standard, this property seamlessly blends period charm with contemporary elegance. A sympathetic single-storey extension has transformed the home, creating a stunning kitchen, dining, and living area, enhanced by sky lanterns that flood the space with natural light. Additional planning permission has been granted for two further bedrooms upstairs through Waverley Borough Council (Planning Reference WA/2015/1675).

The interior of Shalwyn Lodge boasts a harmonious blend of styles, with light-filled and airy accommodation throughout. The office/snug features a cosy inglenook fireplace and wooden floors that flow into the Neptune-designed kitchen/dining/sitting room. This space offers beautiful vistas of the private gardens. The exquisite two-tone kitchen is fully equipped with integrated appliances, including a range cooker, dishwasher, oven, wine fridge, fridge freezer, and microwave. Access to the garden is provided through a door leading to the landscaped outdoor space, complemented by a stained glass window and sky lanterns. In addition, there is a Utility Room just off the Kitchen. The kitchen opens to a larger triple-aspect sitting room with a log burner, creating a substantial yet cosy entertaining area. A downstairs cloakroom completes the ground floor.









Shalwyn Lodge, Three Gates Lane, Haslemere

Approximate Area = 1937 sq ft / 179.9 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). © nchecon 2024. Produced for Henry Adams. REF: 1126510

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.

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Upstairs, the property offers three bedrooms. The principal bedroom is dual aspect with a spacious en-suite four-piece bathroom. Characterful panelling enhances the staircase and the main bedroom. A family bathroom is also located off the landing.

The exterior features a driveway and detached single former garage which has been used in recent years as a home office/store, leading to a privately landscaped garden. The garden is beautifully designed with a terraced dining/BBQ area and a patio that wraps around the rear of the house, extending to a grass lawn with flower shrub borders. A gate opens onto Highercombe Lane, providing access to country walks. The property sits on approximately a quarter acre (0.256 acres). Additionally, the home benefits from a recently installed roof with clay tiles and new double glazed timber framed windows, adding both durability and aesthetic appeal.

NB: Notably, there is approved planning permission to extend the property, adding two further double bedrooms, perfect for a growing family (Planning ref: WA/2015/1675). We have plans for this in the office if required.

Mains: Gas, electric, water and drainage

Council Tax Band: G Waverly Borough Council (£3,908.91)

Directions

SATNAV: GU27 2LG what3words: sampled.torso.thinker

Location

Tucked away in a prestigious and highly sought after location within easy reach of Haslemere High Street and station, Shalwyns Lodge couldn't be more convenient for accessing local amenities. 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 is approximately 1 mile away and offers a fast train service to London Waterloo in around 49 minutes. There are excellent golf courses in Hindhead and Liphook and leisure facilities which include The Haslemere Leisure Centre. Stunning areas of both National Trust and Areas of Outstanding Beauty can be found locally for walking enthusiasts to enjoy.



