



Draycott

A wonderful two / three bedroom bungalow with fabulous mature level gardens and two garages.



- ▶ Fabulous Detached Bungalow
- ▶ Rear Aspect Kitchen
- ▶ Dressing Room/ Bedroom Three
- ▶ Delightful Level Garden
- ▶ Popular Residential Location
- ▶ Front Aspect Sitting Room
- ▶ Two Double Bedrooms
- ▶ Shower Room
- ▶ Two Garages & Parking
- ▶ No Onward Chain

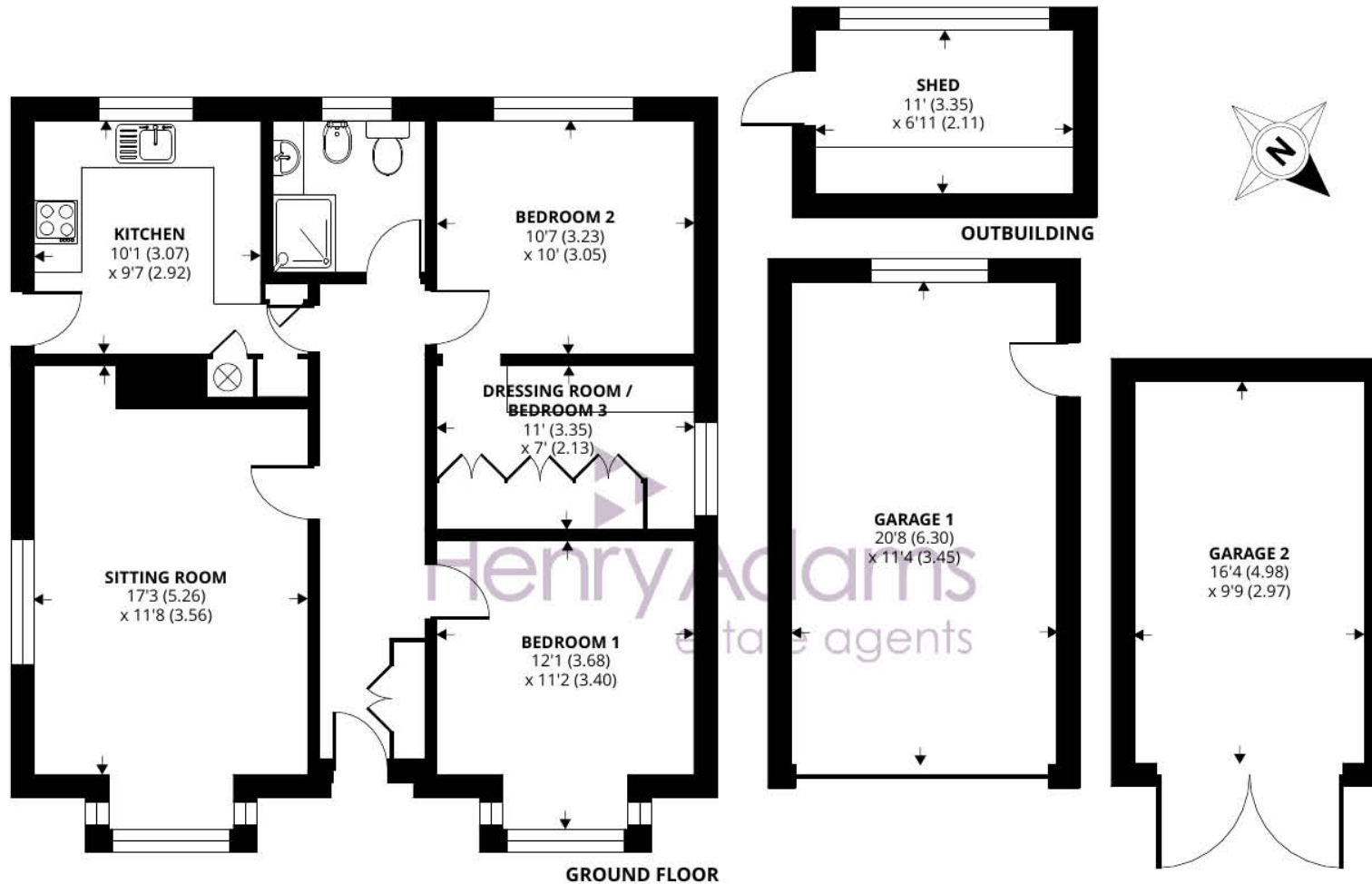
A delightful two/ three bedroom detached bungalow located on the western edge of Haslemere in a desirable residential area and on a no through road.

The property offers a bright and welcoming feeling that comprises an entrance hall with door leading to a dual aspect sitting room with coal effect fireplace. There is then a rear aspect kitchen enjoying views over the garden. There are currently two double bedrooms with the rear bedroom having a adjoining dressing room, that could be converted back into a third bedroom if required. A shower room completes the accommodation.

Outside the gardens are a beautiful feature of this home with the front being laid to lawn with mature shrubs and path to the front door. The back garden has a terrace patio with feature pond and this leads through to a level lawn again with mature flower and shrub borders and path leading to the outbuildings and greenhouse. At the end of the garden there is the further benefit of two garages and parking accessed off of Border Road.

In summary a fabulous single storey home with stunning garden, two garages (one with electric shutter door) and the benefit of no forward chain.





Draycott, Oak Tree Lane, Haslemere

Approximate Area = 809 sq ft / 75.1 sq m

Garage = 394 sq ft / 36.6 sq m

Outbuilding = 77 sq ft / 7.1 sq m

Total = 1280 sq ft / 118.9 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). © n1checom 2024. Produced for Henry Adams. REF: 1140818

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 & Services

SATNAV: GU27 1PQ

what3words: cyber.pinches.dish

Mains: Gas, electric, water and drainage. Please note the property also has solar panels

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

Instagram: Follow us @haslemerepropertyclub

