





Lilleshall, 102 Camelsdale Road

A wonderful family home ideally situated in the much requested village of Camelsdale.

 2  3/4  2  D

- ▶ Detached Period Home
- ▶ Large Family Bathroom
- ▶ Open Plan Kitchen / Diner / Snug
- ▶ Pretty Secluded Gardens
- ▶ Within Camelsdale Primary School Catchment
- ▶ Home Office
- ▶ Dual Aspect Sitting Room
- ▶ Large Boot Room With Storage
- ▶ Bifold Doors
- ▶ Open Fire In Cosy Living Room

Lilleshall is a charming three/four bedroom detached period home dating back to 1893 located in the sought-after village of Camelsdale. Recently updated, it offers immediate move-in readiness.

The ground floor features a stunning glazed porch with striking monochrome tiled floor, from here the bright entrance hall (boot room), with wooden flooring, boasts generous storage and a useful cloakroom with walk-in shower. To the rear is a dual aspect reception room, currently being used as a home office it would also suit a bedroom. The charming sitting room enjoys a dual aspect, with feature chimney breast and open fire. Stairs descend from the hall to the lower ground floor, where the current owners have created a superb family hub, with a modern kitchen / dining / snug with bi-fold doors leading out onto the pretty garden. A third bedroom can also be found on the lower ground level.

Upstairs, two generous double bedrooms await, the second bedroom has built in storage cupboards and a feature fireplace and houses the airing cupboard. The primary dual aspect bedroom also comes with fitted storage and a feature fireplace.

Outside, the rear garden offers a mix of lawn, patio, pergola with outside dining area along with a garden shed for storage. The front garden with mature hedging provides a secluded oasis with useful side access to the rear garden.

In summary, this stunning home offers easy access to local amenities, schools, and picturesque countryside.





102 Camelsdale Road

Approximate Area = 1354 sq ft / 125.7 sq m

Outbuilding = 53 sq ft / 4.9 sq m

Total = 1407 sq ft / 130.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1205289

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

Conveniently located in a sought after road and within catchment of the very popular Camelsdale Primary School. 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 schools for all ages and leisure facilities including The Haslemere Leisure Centre which is nearby. The surrounding area has some stunning countryside, much of which is in the ownership of the National Trust and offers excellent walking and riding opportunities.

Council Tax Band: Chichester District Council Band D (£2,239.06)

Mains: gas, electric, water and drainage

Direction

SATNAV : GU27 3SL - what3words : shoelaces.buckling.gasp

Instagram: Follow us @haslemerepropertyclub

