



26 Camelsdale Road, Haslemere - GU27 3SQ

Guide Price £625,000 - Freehold





## A fantastic well balanced detached family home, situated in the sought-after village of Camelsdale.

- Modern Detached Family Home
- Close To Camelsdale Primary School
- Downstairs Cloakroom & Utility Area
- Superb Kitchen/Dining Space
- Rear Aspect Living Room With Media Wall
- Three Double Bedrooms
- Family Bathroom & Separate Shower Room
- Low Maintenance Rear Garden
- Gated Gravel Driveway
- Beautiful Countryside At Marley Common Nearby

Situated in the ever-popular village of Camelsdale, this well planned and beautifully presented three bedroom detached home offers a fabulous modern feel.

Set back from the road with a generous gravel driveway providing parking for multiple vehicles, the property blends contemporary and stylish finishes throughout. Mature hedging and established planting to the front create an attractive approach and a good degree of privacy.

The front door opens into a bright and welcoming hallway, leading to the heart of the home: a stunning kitchen and dining area. Thoughtfully updated, this space features elegant green shaker-style cabinetry complemented by striking brass handles and crisp white stone worktops. Herringbone flooring adds warmth and timeless appeal, while large windows allow natural light to flood the room. A separate utility area and a convenient downstairs WC enhance the practicality of everyday living.

To the rear of the property, is the sitting room with bespoke full width media wall, incorporating bookshelves, storage and space for a television.

From the first floor landing are three spacious bedrooms. The principal bedroom is a great size with an outlook over the garden, while bedrooms two and three are also double rooms. There is then a modern, fully tiled family bathroom and a useful separate shower.

French doors from the sitting room open onto a raised decked terrace. Beyond lies a well-maintained garden featuring a lawn, mature shrubs, and a large shed providing additional storage.

## Services & Directions:

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Mains: Gas, electric, water, and drainage (as advised by our vendor)

Chichester District Council: Tax Band: D (£2,344.19) (2025/26)

EPC Rating: C

SATNAV: **GU27 3SQ**

what3words: ///cups.blitz.giants

## 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.





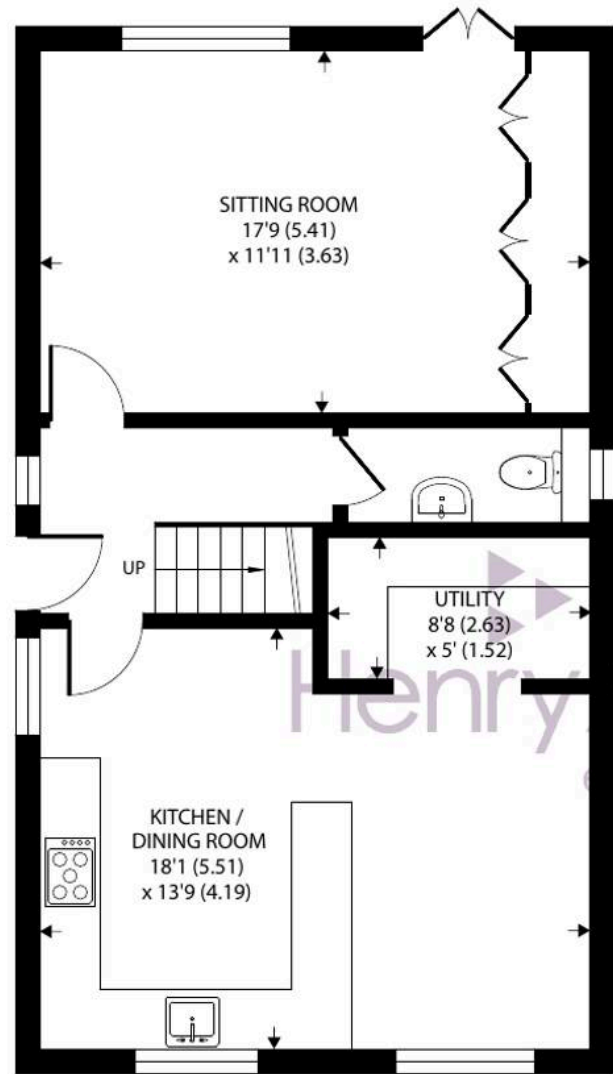




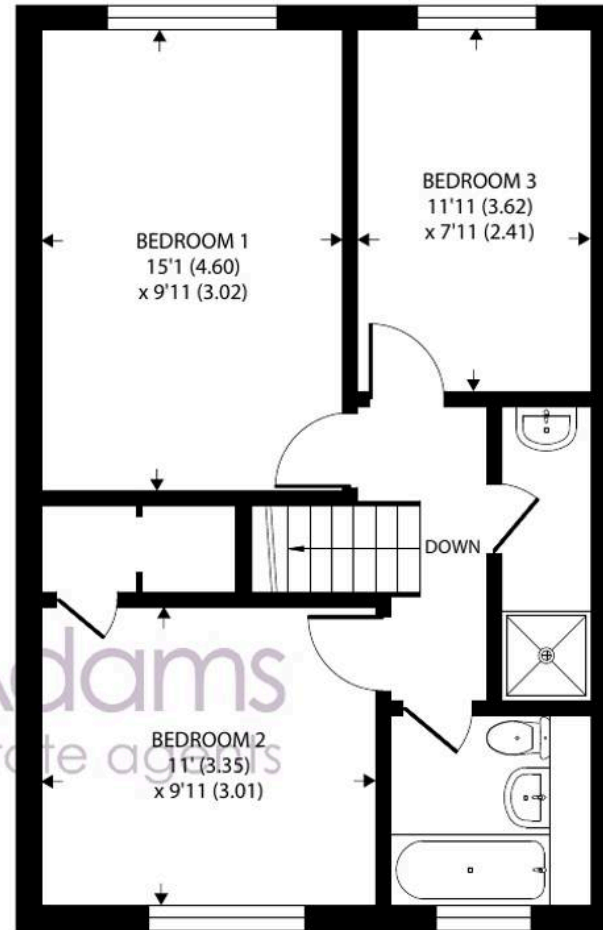








GROUND FLOOR



FIRST FLOOR

## Camelsdale Road, Haslemere

Approximate Area = 1113 sq ft / 103.4 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 2025.  
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