



The Old Quarry, Camelsdale, Haslemere, Surrey
Guide Price £700,000 Freehold

CLARKE  GAMMON
WELLERS

6 THE OLD QUARRY CAMELSDALE HASLEMERE SURREY GU27 3SS

Guide Price £700,000

Four/five bedrooms	Two/three reception rooms
Two bathrooms and cloakroom	Sitting room with open fireplace
Kitchen and utility room	Dining room
Garage with workshop	Countryside views



A four/five bedroom detached family home with views over glorious National Trust land.

THE PROPERTY

6 The Old Quarry is situated at the end of Marley Combe Road in the popular village of Camelsdale. The property sits in an elevated position and has well-arranged accommodation with the flexibility of either an additional bedroom or reception room. Approached from the entrance hall is a 19ft sitting room having an open fireplace and bay window with westerly views over woodland. Also on this level is the dining room which leads to the kitchen, utility and cloakroom. Stairs lead up from the entrance hall into a large reception hall from which you access a family bathroom and family room/bedroom five. On the first floor is a master bedroom with an en-suite bathroom and three further bedrooms (two with built in wardrobes).



THE GROUNDS

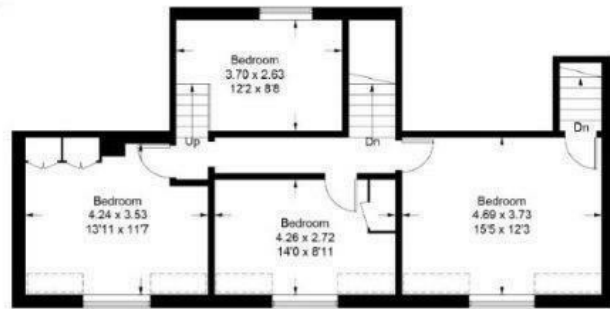
The property is approached via a driveway which gives access to the detached garage and workshop and a path to the front door. The easy to maintain gardens are mainly laid to lawn with mature hedging which provides good levels of privacy. There are well stocked shrub borders and from the gardens you can enjoy the south westerly views over woodland.

SITUATION

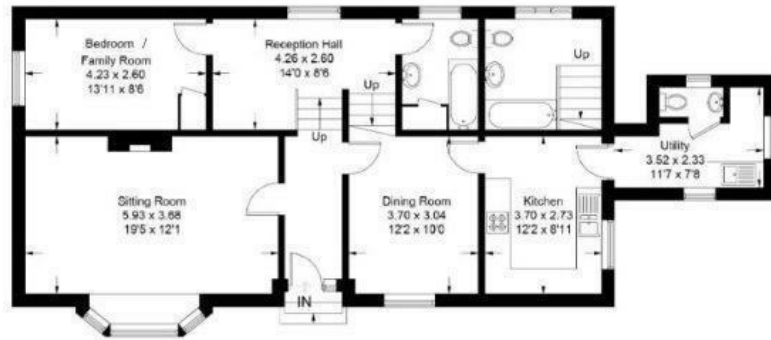
On the edge of the South Downs National Park, Camelsdale village provides Arnolds Garage petrol station/convenience store, a popular school and the National Trust owned Marley Common and Shottermill Ponds. In nearby Weyhill are Tesco and M & S Food along with local shops, cafes and restaurants. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, restaurants, public houses and coffee bars. There are two hotels; The Georgian in the High Street and Lythe Hill both of which have spas. The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast.

Camelsdale Primary School 0.5 miles
Weyhill shops and amenities 1.3 miles
Haslemere High Street 1.8 miles
Haslemere Main line station 1.6 miles by car (1.4 miles on foot)
A3 access at Hindhead 3.4 miles
Guildford 17 miles

All distances approximate



First Floor



Ground Floor

Approximate Gross Internal Area = 160 sq m / 1722 sq ft
 Garage = 27.8 sq m / 299 sq ft
 Total = 187.8 sq m / 2021 sq ft

= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID646761)

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LOCAL AUTHORITY

Chichester District Council

COUNCIL TAX

Band F

SERVICES

All main services, gas central heating

FURTHER INFORMATION

A small area Japanese Knotweed has been identified and treatment organised.

26th October 2020 TKO/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst). After approximately 1 mile turn right at the sharp left hand bend and at the junction turn right then almost immediately left onto Camelsdale Road. Take the 1st left into Marley Combe Road and proceed to the end of the road where The Old Quarry will be found.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
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HASLEMERE OFFICE
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LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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