



15 CHURCH ROAD, HASLEMERE, SURREY GU27 1BJ

CLARKE  GAMMON  
1919

**15 CHURCH ROAD  
HASLEMERE SURREY GU27 1BJ**

Attractive modern house

Walking distance of High Street and station

Three bedrooms

Sitting room

Garage and parking

Town centre location

Family bathroom and en-suite shower

Kitchen/dining room

Cloakroom

Good sized rear garden



**An attractive and well presented modern three bedroom house in an extremely convenient location just a short walk from the town centre, main line station and St Bartholomew's school.**

**THE PROPERTY**

The property was built by Strathmoor in 2006 in an exclusive development of just three properties and rarely do such individual non estate homes come to the market in such a desirable location. The house has a traditional bay front with half tile hanging and attractive brick detailing. On the ground floor is a covered entrance porch leading into the reception hall which has a large under stairs cupboard and cloakroom. To the front, the kitchen/dining room has underfloor heating, a range of units with granite worktops and Neff and Bosch integrated appliances. To the rear of the house overlooking the garden is the sitting room which has a limestone fireplace with coal effect gas fire, walk in storage cupboard and wooden framed double glazed doors leading onto the rear terrace and garden. On the first floor, the main bedroom has a bay window, two pairs of double wardrobe cupboards and an en-suite shower room. At the rear are bedrooms two and three complemented by the family bathroom which has a white suite, chrome heated towel rail and underfloor heating. Off the landing is the airing cupboard containing hot water cylinder and gas boiler.



## THE GROUNDS

The property is approached over a brick paved driveway having its own section for parking which leads to the attached single garage that has an up and over door, power and light. A gate to the side leads to the rear garden where there is a sun terrace and good sized lawn enclosed by panel fencing and trellis, the whole enjoying a sunny south westerly aspect.

## SITUATION

Haslemere offers a comprehensive range of shops including Waitrose, Tesco, M & S Food, Boots, Space NK and W H Smiths along with boutiques, restaurants, public houses and coffee bars including Costa. There are two hotels; The Georgian in the High Street and Lythe Hill; both of which have spas. There are two sports centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground and Woolmer Hill School. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private. The main line station provides a fast and frequent service into London Waterloo in under one hour and the A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.

St Bartholomew's School 0.1 miles  
High Street on foot 0.4 miles  
Main line station 0.4 miles  
Health Centre 0.4 miles  
A3 access at Hindhead 4 miles  
Guildford 15 miles

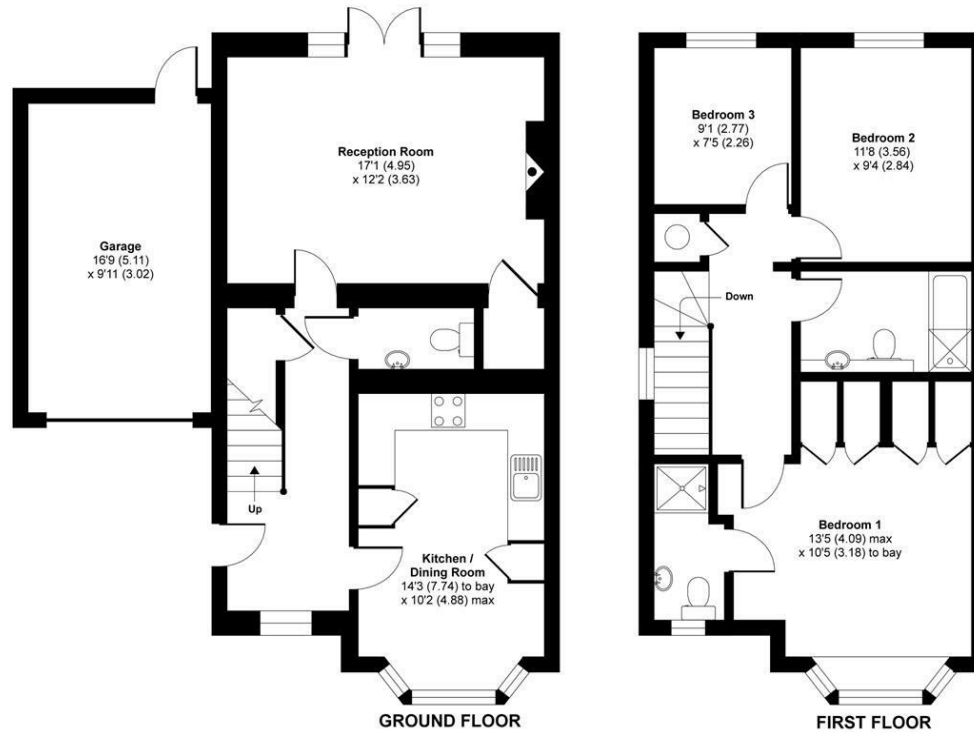
All distances approximate



## Church Road, Haslemere, GU27

Approximate Area = 1305 sq ft / 121.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Clarke Gammon. REF: 707045

### LOCAL AUTHORITY

Waverley Borough Council

### COUNCIL TAX

Band E

### SERVICES

Mains water, electricity, mains drainage  
gas central heating

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>89</b> |
| (69-80) <b>C</b>                            | <b>76</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### CG HASLEMERE OFFICE

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### 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

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