



1 Heath Road, Hammer, Haslemere, Surrey
Price Guide £475,000 Freehold

CLARKE  GAMMON

**1 HEATH ROAD, HAMMER, HASLEMERE,
SURREY, GU27 3QN**

Price Guide £475,000

ATTRACTIVE END OF TERRACE
HOUSE

THREE BEDROOMS

LUXURY REFITTED VICTORIAN
THEMED BATHROOM

SITTING ROOM AND DINING
ROOM WITH WOODEN
FLOORS

REFITTED KITCHEN

UTILITY ROOM AND WC

OFF STREET PARKING FOR
TWO CARS

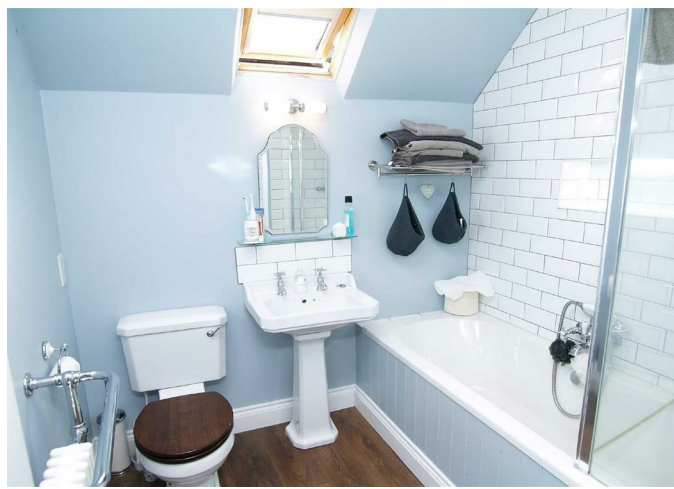
WESTERLY FACING REAR
GARDEN



**An attractive, characterful and
well presented three bedroom
end terrace house in this popular
road in the heart of Hammer. NO
ONWARD CHAIN.**

THE PROPERTY

Built in 1910, a superbly presented character end of terrace house within this sought after road in the pretty village of Hammer. The property has been enlarged from its original layout with a two storey rear extension, which on the ground floor provides a smart modern kitchen, utility room and wc and on the first floor, a spacious double bedroom which overlooks the rear garden. There are two further bedrooms and a refurbished bathroom comprising a luxury Victorian themed suite. The sitting and dining rooms both have exposed wooden floorboards with the sitting room also having an open fireplace.



THE GROUNDS

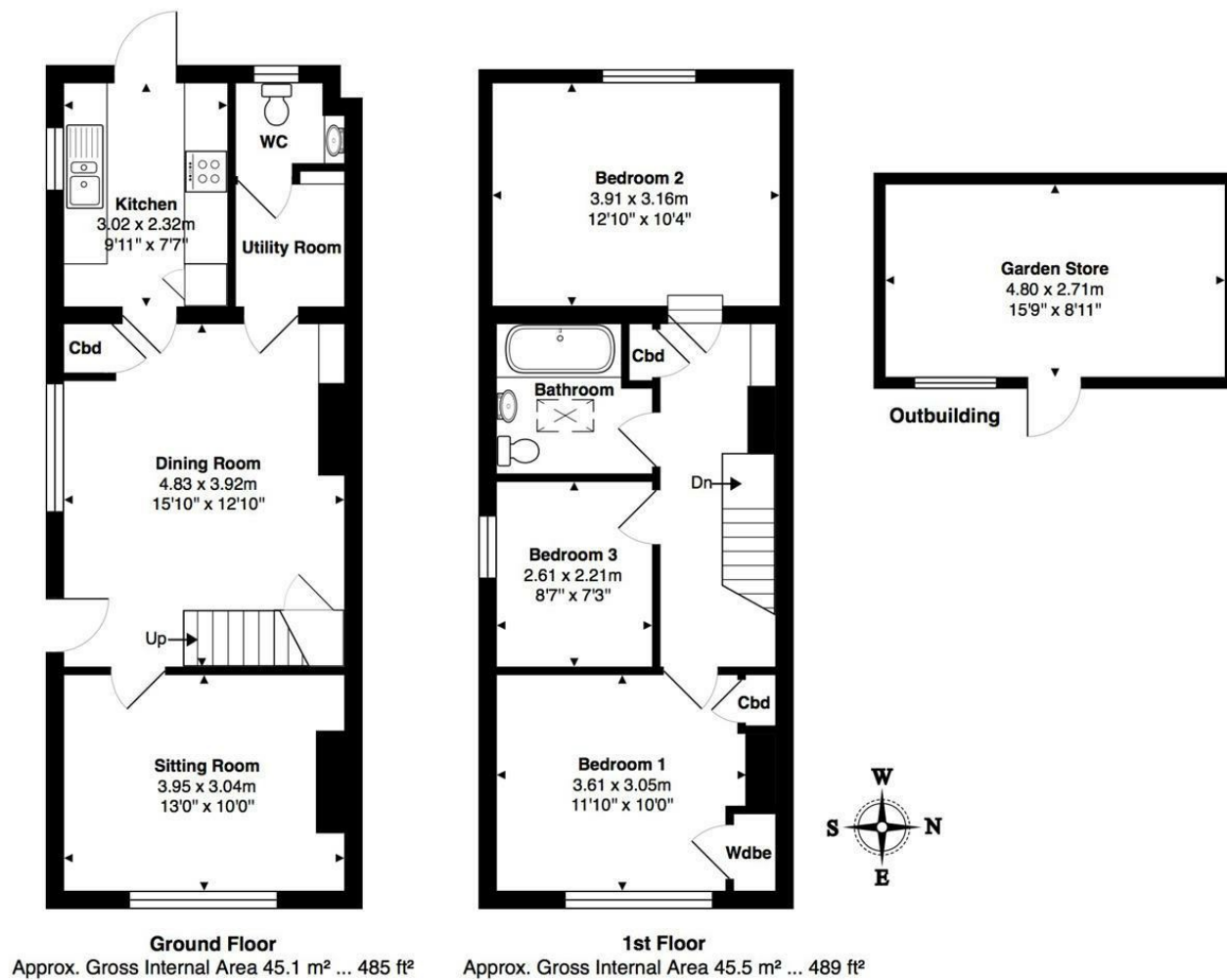
The property is approached by its driveway which provides off street parking for two cars. A side path leads past the entrance area and front door to the gated access into the rear garden. Here there is a split level decked sun terrace, lawns bordered by reclaimed railway sleepers and pretty and well stocked flower and shrub borders. There is a hose tap, shed with power and separate workshop. The whole enjoys a sunny westerly facing aspect. NB: There is a pedestrian Right of Way for 2 Heath Road across the rear garden.

SITUATION

The popular village of Hammer lies on the south-western outskirts of Haslemere and just 2.5 miles from the centre of Liphook. Shottermill with its attractive National Trust owned ponds is just a short distance away, along with Arnolds Garage and Camelsdale Primary School. In nearby Weyhill are Tesco and M & S Food along with local shops, cafés 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/Coppa Club in the High Street and Lythe Hill. 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 provide links to London, the motorway network and south coast.

Haslemere Town Centre 2.3 miles
Main line station 1.4 miles (London Waterloo from 49 minutes)
Godalming 10.7 miles
Guildford 17.9 miles
A3 access point at Hindhead 3 miles

All distances approximate



Ground Floor
Approx. Gross Internal Area 45.1 m² ... 485 ft²

1st Floor
Approx. Gross Internal Area 45.5 m² ... 489 ft²

Total Approx. Gross Internal Area 90.6 m² ... 975 ft² (excluding garden store)
All measurements are approximate and for display purposes only. Not to scale.

LOCAL AUTHORITY

Chichester District Council

COUNCIL TAX

Band C

SERVICES

All main services

30th July 2026 PM

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in Haslemere High St proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst). Continue for approx. 1 mile and just before the sweeping left hand bend, turn right into Bell Rd. At the junction turn right then almost immediately left onto Camelsdale Rd. Proceed until the roundabout taking the 1st exit onto Linchmere Rd. Continue over the hill and Heath Rd will be found on the right.

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
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

