



Weycombe Road, Haslemere, Surrey
Guide Price £950,000

CLARKE  GAMMON

**SILVERWOOD WEYCOMBE ROAD
HASLEMERE SURREY GU27 1EL**

Guide Price £950,000

Individual detached house	Four double bedrooms
En-suite shower & family bathroom	Harvey Jones kitchen/dining room
Spacious sitting room	Study
Utility and cloakroom	Parking for three cars
Landscaped rear garden	Lugarde garden pavillion



**A modern and superbly
presented non estate four
bedroom detached family home
within walking distance of the
Town Centre, main line station
and St Bartholomew's School.**

THE PROPERTY

Silverwood was constructed in 2005 and has an attractive traditional design with brick and half tile hung elevations. This beautifully presented family home makes the very best use of its space and in 2021 the current owners installed a stunning Harvey Jones kitchen with a full range of integrated appliances. The welcoming reception hall gives independent access to the main rooms with Aluco aluminium French doors leading into the sitting room which has bespoke cabinetry, contemporary style gas fire and Solarlux aluminium bi-fold doors opening to the garden. Also on the ground floor are a study, cloakroom and utility room. On the first floor are four good sized double bedrooms; the main having built-in wardrobes and an en-suite shower room, a well appointed family bathroom, airing cupboard and linen cupboard. Other features of note include engineer oak flooring to the hall, study and sitting room, double glazing and gas central heating.



THE GROUNDS

Set behind an original attractive stone wall, Silverwood has a large brick paviour driveway providing parking for three cars and gated access on both sides of the property to the rear garden where there is a paved sun terrace and pathways with brick edging, a beautiful Lugarde garden pavillion, level lawn, outside lighting and garden shed, the whole enclosed by panel fencing and established hedges.

SITUATION

Haslemere Town Centre provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee shops/cafes. The main line station offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M & S Food Hall in Weyhill along with several local shops and Haslemere Library. Lythe Hill Hotel on the outskirts of the town provides spa facilities and Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere Recreation Ground all provide sports and leisure facilities. There are numerous golf courses in the area. There are excellent schools for all ages both state and private in and around the town and the whole area is surrounded by miles of open countryside much of it National Trust owned. The nearby A3 provides links to London, the motorway network and South Coast.

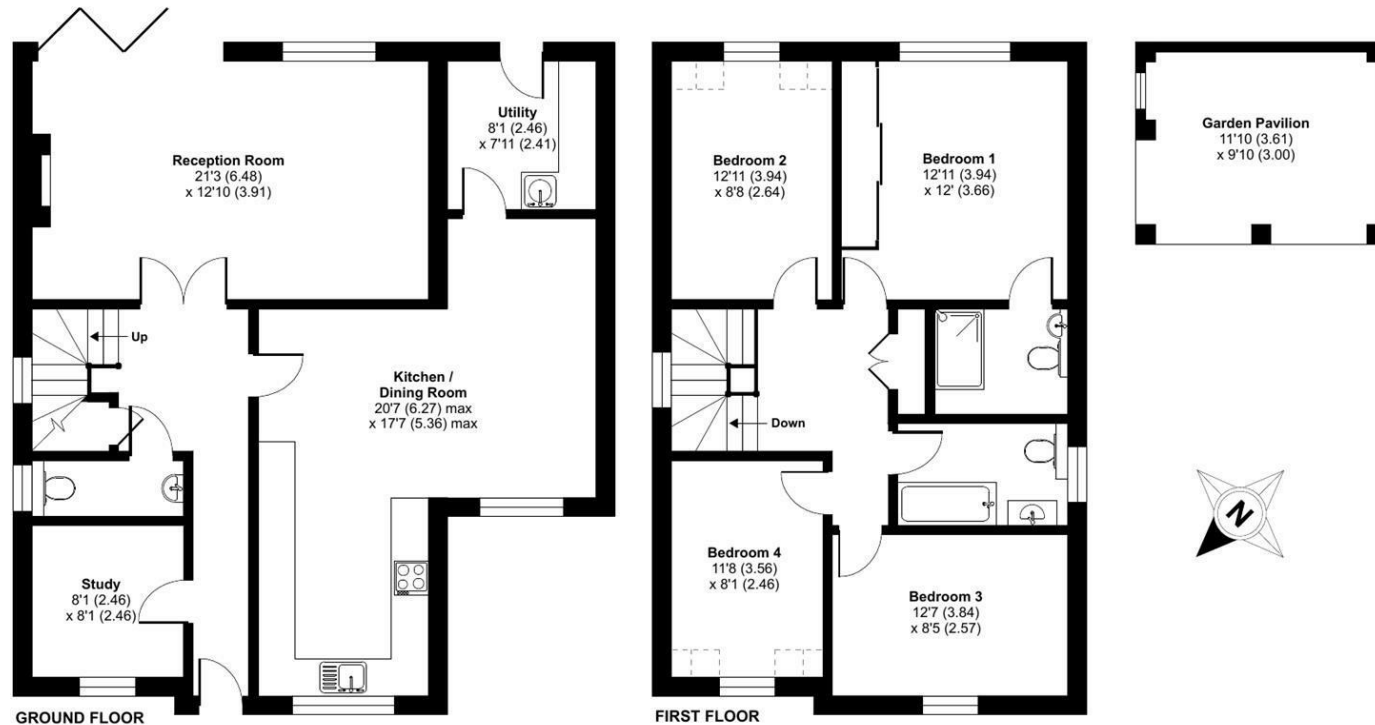
Haslemere High Street 0.5 miles
Main Line Station 0.6 miles
A3 at Hindhead (south) 4 miles
A3 at Milford (north) 8 miles
Guildford 15 miles

All distances approximate

Weycombe Road, Haslemere, GU27

Approximate Area = 1619 sq ft / 150.4 sq m
Including Limited Use Area(s) = 16 sq ft / 1.5 sq m
Garden Pavilion = 116 sq ft / 10.7 sq m
For identification only - Not to scale

Denotes restricted
head height



This floor plan was constructed using measurements provided to © nichecom 2023 by a third party.
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LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band F

SERVICES

All main services, gas central heating, double glazing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	85
(55-68) D		
(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

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DIRECTIONS

From Haslemere High Street proceed north towards Grayswood taking the left hand turn into Church Lane shortly after passing the Museum on the right. Continue on passing the Health Centre, over the railway bridge and up into High Lane taking the first right hand turn into Weycombe Road. Silverwood is the 3rd property on the right hand side.

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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LIPHOOK OFFICE
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