



6 Gerardes Lodge, Grayswood Road, Haslemere, Surrey
Leasehold - Share of Freehold

**6 GERARDES LODGE GRAYSWOOD ROAD
HASLEMERE SURREY GU27 2BG**

Gated development with
video security and lift

Entrance hall & utility room

Kitchen/breakfast room

Bedroom two and bathroom
Close to Town Centre

Two secure underground
parking spaces & storage
cupboard

Double aspect living/dining
room

Main bedroom with en-suite
shower room

South West facing aspect
NO ONWARD CHAIN



**A spacious two bedroom 1st floor
apartment, set within this popular
gated development having secure
underground parking, conveniently
positioned just 0.5 mile from the High
Street.**

THE PROPERTY

Gerard's Lodge was constructed in 2004 and the apartment has the benefit of a share of the freehold. The apartment is on the 1st floor tucked away at the rear of the development, is being sold with no onward chain and is accessed from an inner communal hall.

The spacious living/dining has a light south westerly double aspect, with windows looking out onto the communal gardens. The generously equipped kitchen/breakfast room also looks out onto the gardens and both double bedrooms have built-in wardrobes; with bedroom one having an en-suite shower room. Off the hall is a second bathroom, a handy utility room and cloaks cupboard.



THE GROUNDS

Electrically operated security gates and driveway lead to the visitor parking area and down to the electrically gated underground car park where there the apartment has two numbered parking spaces and a storage cupboard The sunny communal gardens and grounds are predominantly lawned with pathways, mature trees flower borders and security lighting.

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.

Health Centre & Community Hospital 0.4 mile

High Street 0.5 mile

Main line station 1 mile

A3 access at Milford 6.5 miles

Guildford 14 miles

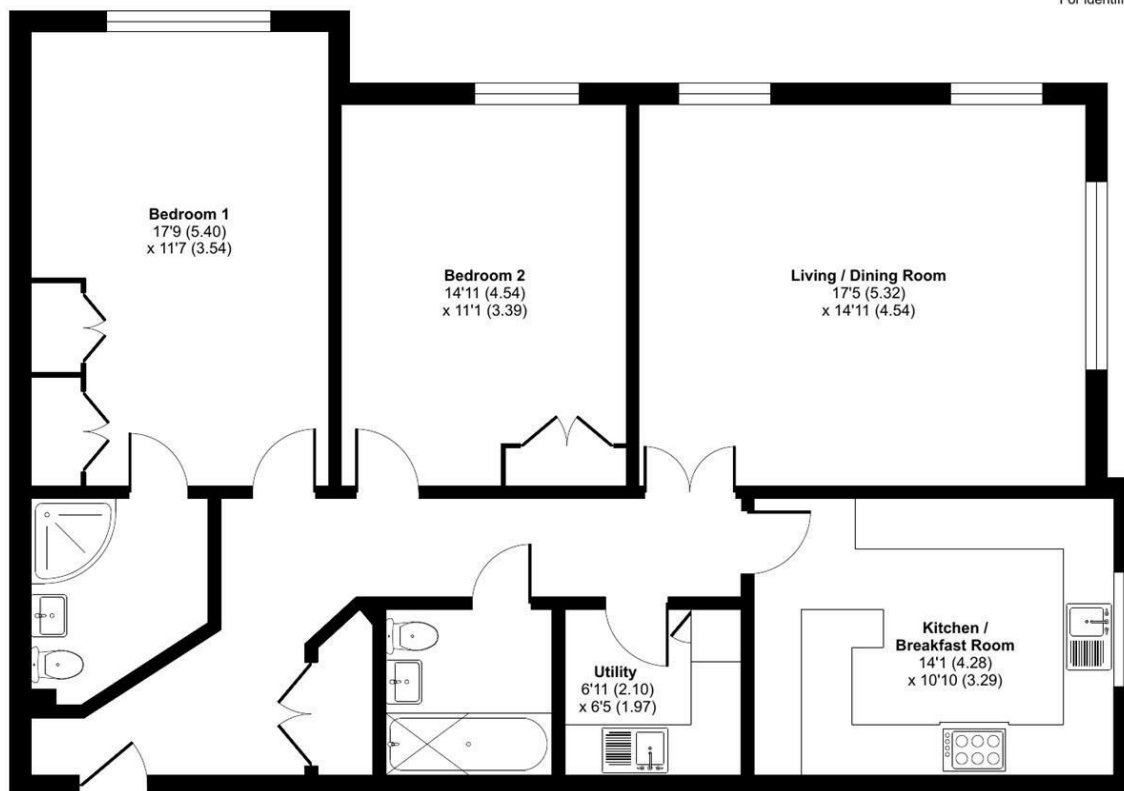
All distances approximate



Gerardes Lodge, Grayswood Road, Haslemere, GU27

Approximate Area = 1122 sq ft / 104.2 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chem 2025. Produced for Clarke Gammon. REF: 1356915

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band F

SERVICES

All main services, gas central heating, double glazing

Leasehold - Share of Freehold 125 year lease with 105 years remaining

Service Charge: £1,800 July - Dec 2025

7th August 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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 our office in Haslemere High Street proceed north (A286 towards Grayswood) for approximately 0.4 mile and Gerardes Lodge will be found on the left 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

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
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MAYFAIR OFFICE
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AUCTION ROOMS
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