



**19 Priors Wood, Haslemere, Surrey GU27 1NF**  
**Guide Price £825,000 Freehold**

CLARKE  GAMMON

**19 PRIORS WOOD  
HASLEMERE SURREY GU27 1NF**

**Guide Price £825,000**

|                                        |                                              |
|----------------------------------------|----------------------------------------------|
| Detached 4 bedroom family house        | No onward chain                              |
| Cul de sac location                    | Walking distance to schools, shops & station |
| Scope for improvement/modernisation    | Gas central heating & double Glazing         |
| Family shower room & En suite bathroom | Open plan living and dining room             |
| Kitchen & Utility Room                 | Double garage and gardens                    |



**A detached 4 bedroom family house, In a sought after cul de sac, centrally and conveniently located for schools, shops and Haslemere station, with no onward chain.**

#### **THE PROPERTY**

Offered to the market with the convenience of having no onward chain is this detached family house that has scope for improvement and modernisation. The property is set back from this popular cul de sac that is within a short walk of all the shops and amenities in Wey Hill, Shottermill Schools and Haslemere station. The original kitchen will give a buyer the chance to upgrade and also open the kitchen upto the neighbouring dining area for more of an open plan design. Also on the ground floor is the living room and utility room. There are 4 bedrooms on the 1st floor with an en-suite bathroom to the main bedroom and separate family shower room. The property has double glazing and gas central heating.



## THE GROUNDS

Outside the property is approached by it's driveway leading to the double garage with twin doors. To the side is a front lawn and pathway leading to the front door and side door into the utility room. To the rear is an established lawned garden which is private and well screened with a door going into the garage and side access from front to back

## SITUATION

Priorswood is centrally located in Weyhill within a stone's throw of the shops and amenities which include Tesco and M&S Food. Haslemere Leisure Centre, the main line station (London Waterloo in under one hour) and High Street are all within walking distance. The town centre offers a comprehensive range of shops and boutiques including Waitrose, WH Smith and Boots, restaurants, public houses and coffee bars including Costa. The Coppa Club and Lythe Hill hotels both have spas and further leisure and sports facilities can be found at The Edge, Woolmer Hill and Haslemere Leisure Centre. There are numerous golf courses of high quality including Hindhead, Hankley, Blackmoor, Liphook and Old Thorns Golf and Country Club nearby. The area is renowned for its excellent schools, both state and private and the town is surrounded by beautiful countryside including the National Trust owned Hindhead Common and Devils Punchbowl. The A3 can be accessed at the Hindhead giving connections to the M25, Heathrow and Gatwick airports and the south coast.

Haslemere Station -1 mile

Haslemere High Street - 1.5 miles

Woolmer Hill School - 1.5 miles

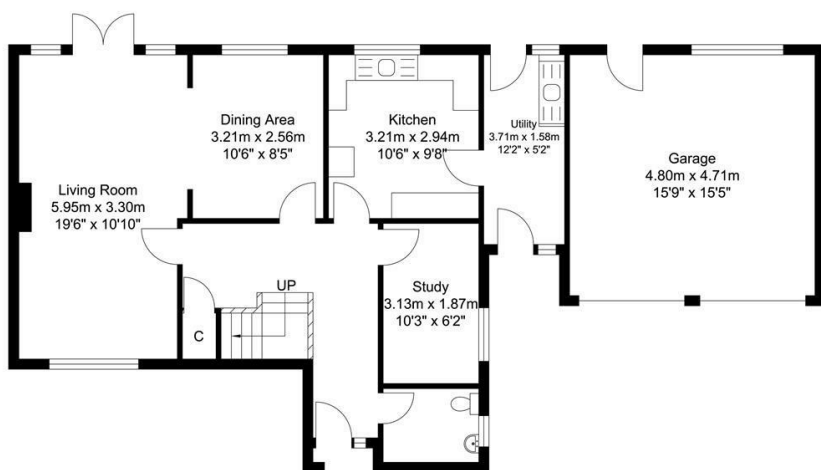
Shottermill Schools - 0.5 miles

A3 Access - 2.5 miles

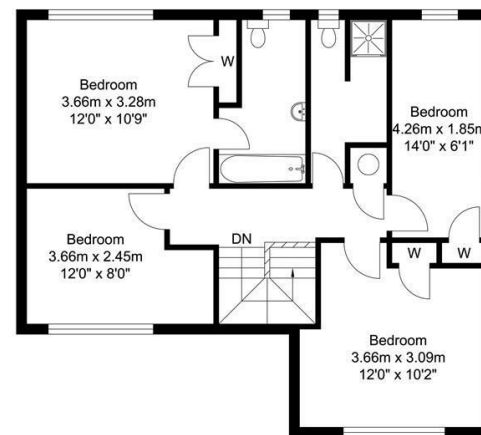
Godalming -12.5 miles

Guildford - 17 miles

All distance approximate



Ground Floor  
Total Approximate Area  
954.86 sq. ft.  
(88.71 sq. m)



First Floor  
Total Approximate Area  
655.95 sq. ft.  
(60.94 sq. m)

Total Approximate Area  
1610.81 sq. ft.  
(149.65 sq. m)

#### LOCAL AUTHORITY

Waverley Borough Council

#### COUNCIL TAX

Band G

#### SERVICES

Mains water, electricity, mains drainage  
gas central heating

7th August 2026

#### Energy Efficiency Rating

|                                             | Current | Potential               |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</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 |

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#### CG HASLEMERE OFFICE

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#### DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall into Lower Street. Continue on passing the railway station and under the railway bridge. Continue on Wey Hill through the shopping parade and past the Esso petrol station. After a short distance turn right into Vicarage Lane, right again and then left into Priors Wood. Follow the close around to the right where the property 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

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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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