



**Hindhead Road, Haslemere,
Price Guide £610,000 Freehold**

CLARKE  GAMMON

WHIN HILL HINDHEAD ROAD
HASLEMERE GU27 1LP

Price Guide £610,000

Detached Bungalow.	1/2 Acre Plot.
Massive extension potential.	No Chain.
Outskirts of Haslemere.	Convenient for Schools.
3 Bedrooms.	Elevated Plot with superb views.
Scope to modernise.	Garage and Driveway.



**This detached Bungalow present
a rare opportunity to re-model
and extend a well built property
set on an elevated plot of just
under half an acre, surrounded
by woodland.**

THE PROPERTY

Originally built we believe, in the 1950's, it enjoys well proportioned room sizes throughout and whilst the plot is sloping, there's level ground immediately surrounding the Bungalow so extending it, is very much an option. Offering a generous Hallway, a Living Room with views over to Nutcombe Valley, a Kitchen with adjoining Utility/Boot Room, 3 good sized Bedrooms and a Family Bathroom. It also benefits from a very substantial Loft space for potential conversion.

Subject to the necessary Planning process, we feel there is a good opportunity to remove the roof and create a substantial 2 storey Home.



THE GROUNDS

Approached by private drive, leading to its own driveway and access to a detached Garage with power and light. The sloping Gardens are substantially stocked with a huge selection of shrubs, bushes, plants, flowers and various trees, the Late Owner was very proud and invested in her Garden! Set on several levels, a pathway leads to the Property and a large Patio that extends around it. The back Garden slopes upwards and away with more landscaped levels, planting and all leading to a light woodland at the very end, naturally, the views are impressive!

SITUATION

The property occupies an elevated position close to National Trust land and extensive walking and cycling routes. In nearby Weyhill are M & S Food, Cook, The Lion's Den, Lion Green with its play area, Tesco, local shops, cafes, restaurants and Haslemere Library. There is a good selection of highly regarded state schools including Woolmer Hill secondary school in walking distance and both Shottermill Infant and Junior schools which are just a few minutes from the property with private options too with Amesbury (within 7 minutes), St. Ives (within 9 minutes) and Highfield and Brookham (within 11 minutes). Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, hotel, restaurants, public houses and coffee bars. The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast. The town is surrounded by many acres of countryside much of it National Trust owned including the Devil's Punchbowl and Hindhead and Marley Commons.

HASLEMERE RAILWAY STATION - 1.2 Miles.

PORTSMOUTH 38 miles
CENTRAL LONDON 30 miles

LONDON WATERLOO - 47 MINUTES BY TRAIN



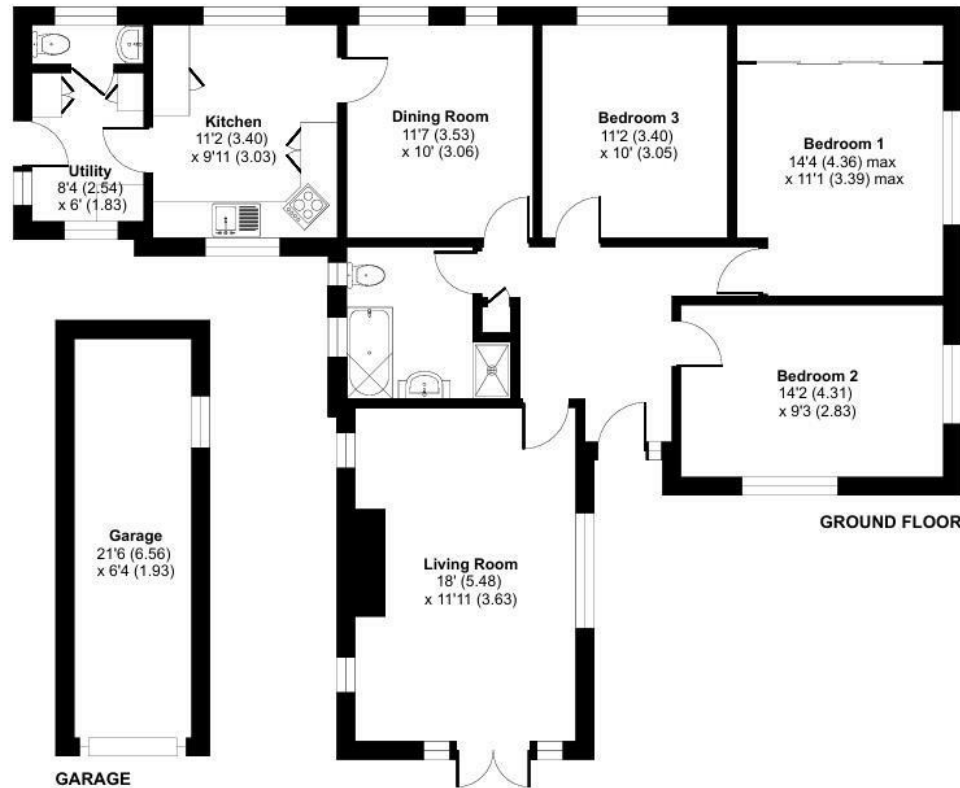
Hindhead Road, Haslemere, GU27

Approximate Area = 1130 sq ft / 104.9 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1266 sq ft / 117.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Clarke Gammon. REF: 1434800

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band F

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	78
England & Wales		EU Directive 2002/91/EC

CG HASLEMERE OFFICE

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DIRECTIONS

From our office at 72 High Street, Haslemere, proceed out of the town along Lower Street, passing the station and continuing into Wey Hill. Continue straight onto the A287 Hindhead Road. Follow the A287 as it begins to climb towards Hindhead, staying on this road for approximately 1 mile. As you approach the outskirts of the town, look out for turning on right that will take you up to where the property will be found.

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
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T: 01483 223101

