



Woodlands Lane, Haslemere
Surrey, GU27



Beyond your expectations

****NO ONWARD CHAIN**** *Detached chalet style house*

Hamptons International

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www.hamptons.co.uk

4 bedrooms | 2 Bath/Shower rooms | Sitting room with multi fuel stove | Dining Room | Kitchen | Garage | Gardens

Guide Price £600,000 Freehold

Description

The property comprises a detached chalet style house offering good family accommodation in a very popular area well situated for locals schools, shopping facilities including M&S food store and Tesco as well as access to the station. On the ground floor there is a good size sitting room with double glazed french doors providing access to the patio and garden. There is a separate Dining room and Kitchen along with 2 bedrooms and a bathroom. On the first floor there are two bedrooms and a shower room. There is access from the third bedroom to a large eves storage area. The property benefits from planning permissions to enlarge, planning references (WA/2016/2463) and (WA/2017/0909)

Outside

The gardens are a good size, well stocked with numerous specimen plants and bushes. A path and steps lead to the property from the private road. There are steps at the rear of the property which lead onto Farnham Lane with access to the station within approx 0.6 miles There is a single garage in a block of three with parking.

Location

The property is situated on the west side of Haslemere occupying an elevated position and is convenient for the shops at Weyhill and Herons leisure centre. Haslemere is situated on the border between Surrey, Sussex and Hampshire and is well placed for access to London either via the A3 London to Portsmouth road or via the mainline station to London Waterloo. The town centre

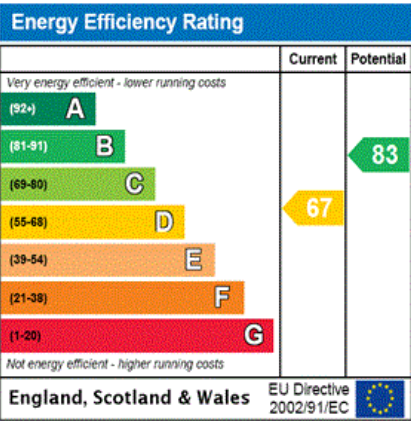
offers a wide range of shopping, sporting and leisure facilities and the area is renowned for its beautiful countryside which includes many walks and bridleways, as well as vast areas of land in the ownership of the National Trust. Other facilities in the area include sailing on the South Coast, golf courses at Liphook and Hindhead, together with racing at Goodwood and theatres at Guildford and Chichester.

Additional Information

Services: Mains Water, Electricity. Gas and Drainage are connected.

The private road is maintained by a Residents Association

Local Authority: Waverley Borough Council



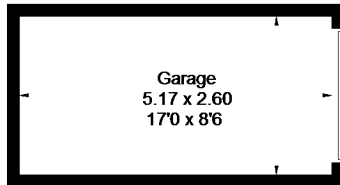
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Approximate Gross Internal Area

114.8 sq m / 1235 sq ft

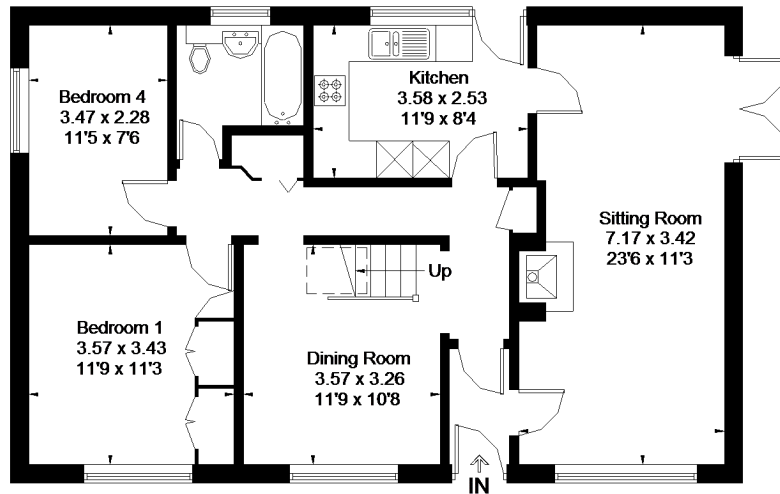
Loft = 13.1 sq m / 141 sq ft

Garage = 13.4 sq m / 144 sq ft

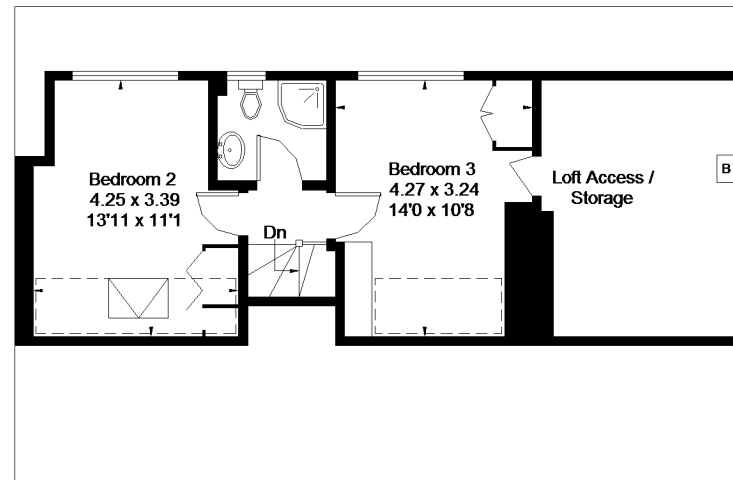


(Not shown in actual location/ orientation)

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 174494

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

