

warren
powell-richards

Bridge House | £825,000

Liphook Road | Haslemere | Surrey | GU27 3QE



Bridge House

Liphook Road, Haslemere, Surrey, GU27 3QE

£825,000 Freehold

- Haslemere town centre 1.5 miles
- Haslemere mainline train station 1 mile
- A3 2.5 miles
- Guildford 16.2 miles
- M25 23.8 miles

A substantial period family house with 5 double bedrooms and large garden

- 26' triple aspect sitting room
- Dining room
- Kitchen / Breakfast room
- Porch / Conservatory
- 5 Double bedrooms
- Family bathroom and en suite shower room
- Ground floor cloakroom
- Gas central heating and double glazing
- Double garage / store
- 0.4 acre garden adjoining woodland

DESCRIPTION

A substantial period family house with triple aspect sitting room, 5 double bedrooms and secluded grounds extending to 0.4 acre. Immediately adjoining an area of woodland yet close to local shops, Tesco and M&S Foodhall, restaurants and local schools, and 1 mile from Haslemere station. The accommodation includes a family bathroom, en suite shower room, 2 reception rooms, kitchen / breakfast room, and large garage / store.



LOCATION

Haslemere town provides a comprehensive range of amenities including shopping facilities, schools for all ages (both state and private), and a mainline station providing a frequent service to London Waterloo in under the hour. The countryside surrounding Haslemere is well known for its outstanding natural beauty, with opportunities for walking and riding including Blackdown and the Devil's Punch Bowl. The coast is c. 25 miles to the south, whilst there are a number of local golf courses, together with polo at Cowdray Park and racing at Goodwood.

DIRECTIONS

From our Haslemere office on the High Street proceed west onto Lower Street, past the station and through Wey Hill. After the petrol station turn left into Liphook Road (B2131), straight through the traffic lights, and the property can be found on the left hand side, a short distance after passing under the railway bridge.

COUNCIL TAX

Waverley Borough Council

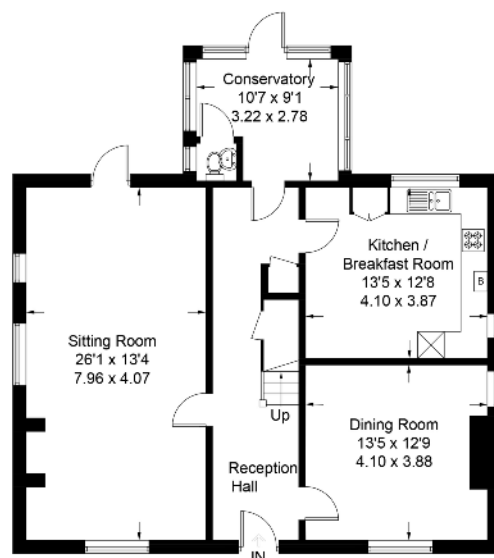
Tax Band E

(Correct at time of publication and is subject to change following a council revaluation after a sale)

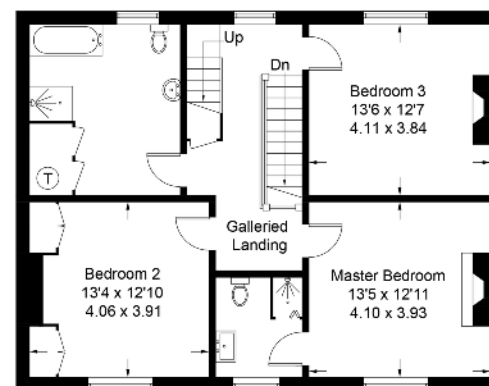
SERVICES

Gas and mains services.

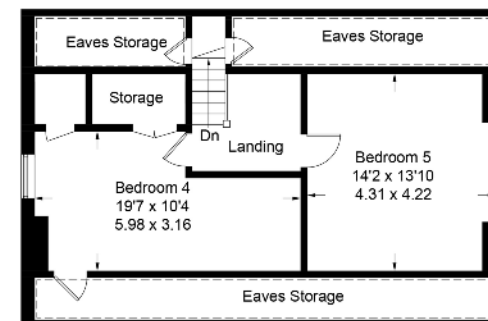




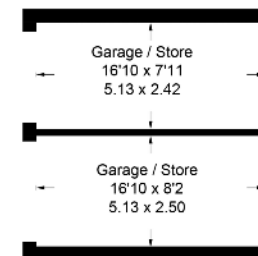
Ground Floor
993 sq ft / 92.3 sq m



First Floor
890 sq ft / 82.7 sq m



Second Floor
508 sq ft / 47.2 sq m



(Not Shown In Actual
Location / Orientation)

Approximate Gross Internal Area (Excluding Eaves Storage)
2391 sq ft / 222.2 sq m
Garage / Store = 280 sq ft / 26 sq m
Total = 2671 sq ft / 248.2 sq m

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2017 (ID315068)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere •

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