



**Keats**  
independent estate agents

Haslemere

Guide Price

£575,000



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3 Gales Close, Springfarm Road, Camelsdale, Haslemere, Surrey, GU27 3TN

A superb detached family home offering contemporary accommodation, parking, and westerly facing rear garden, being within this thriving village community noted for its excellent village school, recreation ground and shop. Walking distance of Haslemere mainline station (London Waterloo less than an hour) and Marley Common/South Downs National Park.



- Short distance from Marley Commons - part of the South Downs National Park
- Close to village amenities
- Private road
- Main bedroom suite
- Fabulous kitchen/dining/family room
- Double glazing
- Parking

CAMELSDALE is situated on the edge of the South Downs National Park on the Surrey/Sussex/Hampshire borders within easy reach of London (44 miles via the A3) with the south coast being just over 20 miles distant. The village has a primary school, recreation ground with children's play area, local pub and petrol station/convenience store. Nearby Haslemere offers day to day shopping along with many boutique and specialist shops, mainline station (London Waterloo approx. 55 minutes), state and private schooling, churches of the principal denominations and two leisure centres. For more information on the area please visit [www.haslemere.com](http://www.haslemere.com)

3 GALES CLOSE was built by a renowned local builder and is one of only three in this small select development in a private road, yards from the village recreation ground. The property is approached over a tarmac parking and turning area with a footpath leading to a covered entrance porch which doubles up as a very useful log store. (Planning exists to create a more formal approach by building a single story extension). The front door leads into a welcoming entrance hall off which all the principal accommodation leads. The delightful sitting room is some 18' in length with an open fireplace having bookshelves and cupboard on either side and enjoys a westerly outlook with doors leading into the rear garden and terrace, ideal for al fresco dining. The kitchen/dining room is on two levels and comprises a comprehensive range of floor, wall and drawer units with concealed lights, single drainer stainless steel sink unit with swan neck mixer tap, space for a range cooker with extractor above and built in appliances include dishwasher, fridge and freezer. Steps take you up to a double aspect breakfast/family room - approximately 17' in length with doors to the outside where there is space for a café table and chairs to enjoy the morning sun. There is a very useful utility room with worktop, space for washing machine and tumble dryer, tiled floor and half glazed door to outside. Rounding off the ground floor accommodation is a cloakroom having close coupled wc, hand basin, slate tiled floor and halogen down lighters.

A 90 degree turn staircase leads to a galleried landing with airing cupboard housing a Megaflo hot water tank. Bedroom one enjoys a westerly view with a box bay window, built-in wardrobe, an en-suite shower room and dressing room (formerly bedroom four) which retains the door leading to the landing, thus enabling any future purchaser to reinstate this as a bedroom. Bedrooms two and three enjoy an easterly aspect and there is a well appointed family bathroom comprising white suite of close coupled wc, roll top bath with mixer tap and shower attachment, washbasin set in a vanity unit and heated towel rail.

The property was designed with a large attic space and the current vendors have undertaken works to create a den, some 24' in length with Velux windows and attic storage.

#### OUTSIDE

The garden lays principally on the western side and is laid to a small area of lawn with terrace, raised flower beds and enjoys a good degree of sunlight and open sky.

#### SERVICES

Mains gas, water, electricity and drainage, double glazing.

#### INTERNET CONNECTIVITY:

High Speed is available within the area.

#### LOCAL AUTHORITY

Chichester District Council Tax Band: E

#### TENURE

Freehold

#### EPC RATING: C

#### DIRECTIONS

From Haslemere High Street turn right behind the Town Hall then almost immediately left up Shepherds Hill (A286 Midhurst). Continue out of the town and after about one mile - at the sharp left hand bend denoted by chevrons - turn right, passing Coomers Builders Merchants and at the 'T' junction turn right then almost immediately left onto Camelsdale Road. Continue into the village and turn left into Springfarm Road (opposite the recreation ground) and then first right into Gales Close where the property will be seen in the right hand corner.

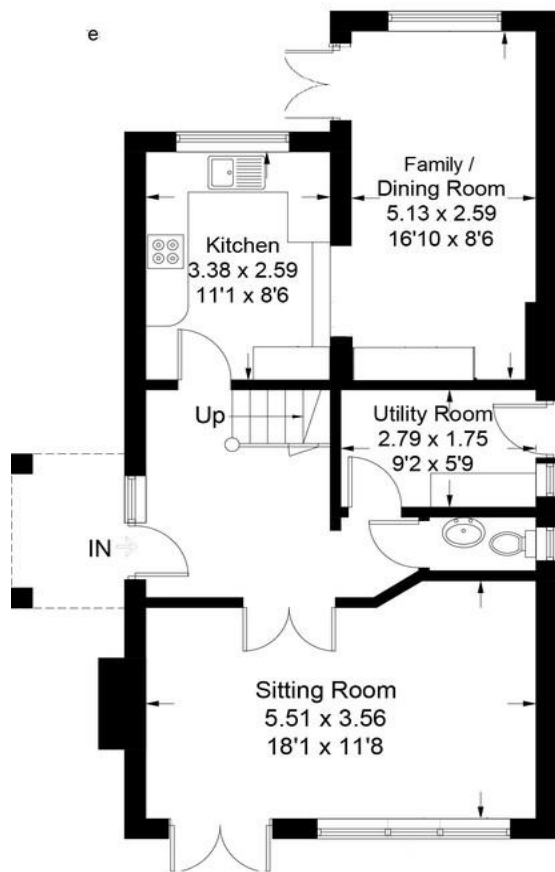
#### VIEWING

Strictly by confirmed appointment with the Agents. Office hours Mon-Fri 8.45am – 5.45pm, Saturday 8.45am – 4pm. AMAH 14/02/2018

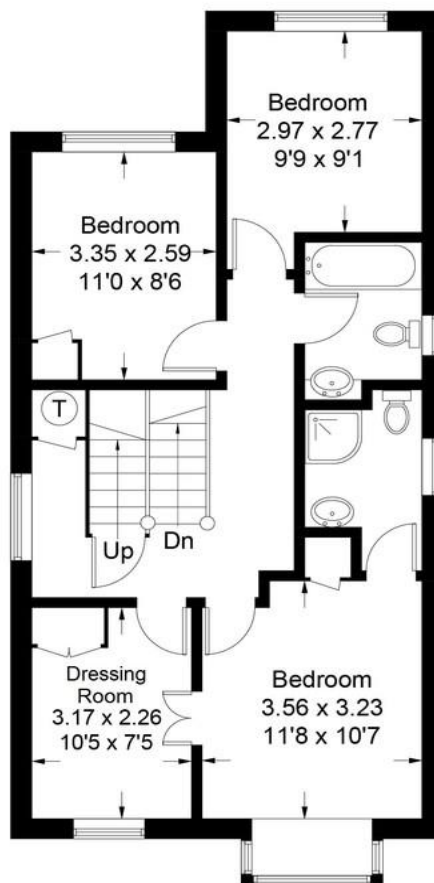


Approximate Gross Internal Area = 159.2 sq m / 1714 sq ft

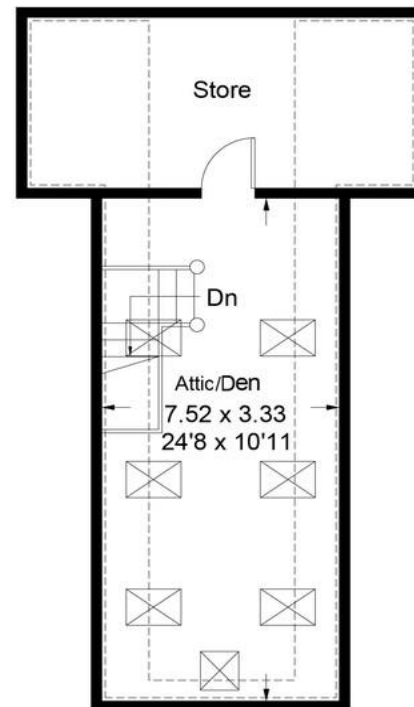
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



**Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID269521)

**AGENTS NOTES**

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings.

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

