



Springfarm Road, Haslemere  
Surrey, GU27



*Beyond your expectations*

# A fabulous detached family home with planning to extend

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

2 Double Bedrooms | Family Bathroom | Sitting Room | Dining Room | Kitchen | Cloakroom | Two Storey Double Garage | Office | Summer House | Outbuildings

**Asking Price £695,000 Freehold**

## Description

A quite unique detached family home on approximately 0.25 acres, built in the 1920's in a popular cul-de-sac location in Camelsdale. The house has been meticulously maintained over the years with additional outbuildings erected in the generous, West facing private rear garden. The house itself has a good size main reception room with an attractive brick fireplace and French doors leading out to the rear garden. There is a separate dining room and a well maintained and appointed kitchen. There are two double bedrooms on the first floor and a family bathroom.

## Outside

The double garage, located at the end of the private driveway has an upper floor providing excellent working or storage space. The outbuildings, to include a Summer house, wood store, workshop and sauna have all been built to a very high standard with concrete footings, clay tiled roof and exquisite detail.

## Location

The property is located on the Western fringes of Haslemere in this popular village of Camelsdale. There is a village pub, convenience store, garage and primary school, all within easy access. Situated close to acres of land owned by the National Trust providing many opportunities for walking, cycling and riding. Haslemere is situated on the borders 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 in just under the hour. The town centre offers a wide range of shopping, sporting and leisure facilities. 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 Chichester and Guildford.

## Additional Information

Planning permission has been permitted to create a four bedroom, four bathroom, detached family home. Chichester Council reference number: 17/02904/DOM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# Springfarm Road, Haslemere

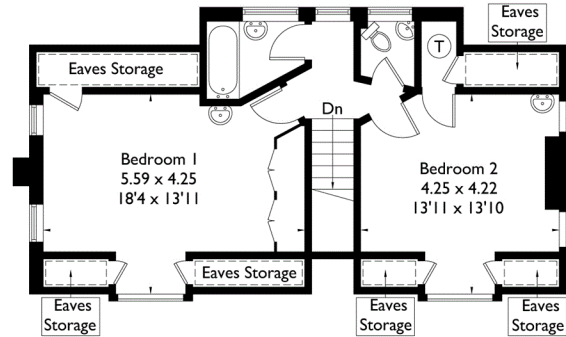
Approximate Gross Internal Area = 121.4 sq m / 1308 sq ft

(Excluding Eaves Storage)

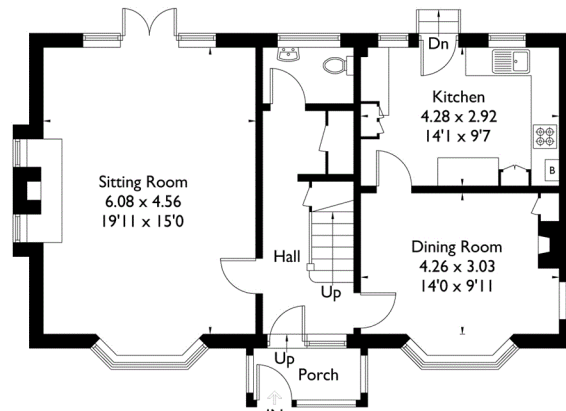
Garage = 44.4 sq m / 478 sq ft

Outbuildings = 35.8 sq m / 385 sq ft

Total = 201.6 sq m / 2171 sq ft

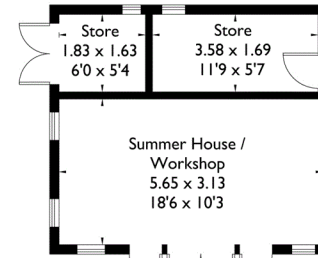


First Floor

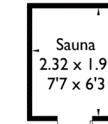


Ground Floor

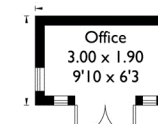
= Reduced headroom below 1.5m / 5'0"



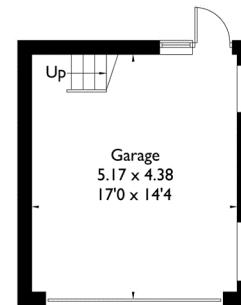
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

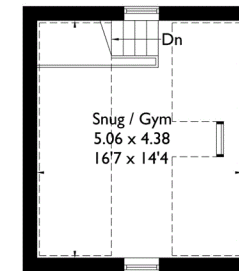


(Not Shown In Actual Location / Orientation)



Garage Ground Floor

(Not Shown In Actual Location / Orientation)



Garage First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 201964

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.

