

Little Wispers, 2 Linchmere Road | £675,000

Haslemere | GU27 3QF

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## Little Wispers, 2 Linchmere Rd Haslemere, GU27 3QF

Price Guide £675,000 Freehold

- Haslemere town centre/Wey Hill 2.0 miles
- Haslemere mainline train station 1.5 mile
- Guildford 16 miles
- A3 2.2 miles
- M25 24.5 miles

### Detached family home with easy access to Haslemere and open countryside.

- Detached house
- 3 Double bedrooms
- Bathroom incorporating separate shower cubicle
- Sitting room with open fireplace
- Kitchen/ breakfast room & separate dining room
- Family room
- Gas heating
- Delightful sunny front and rear garden

#### DESCRIPTION:

An attractive and delightful detached house providing good accommodation with an attractive outlook to the front and backing onto a field and private road. Over the past 18 years the current owners have adapted Little Wispers to create a wonderful family home. The accommodation comprises 3 double bedrooms, updated bathroom with separate shower cubicle, entrance vestibule which provides access to the cloakroom, dining room and utility room. The sitting room enjoys an open fire and has an arched picture window, the kitchen breakfast room has been updated and leads into the family room, which opens onto the south facing garden.



The patio is a sun trap from which steps lead up into the garden. The garden is terraced and thoughtfully planted with a wide range of shrubs. The garden is enclosed on 2 sides by mature hedging and light woodland at the top.

**LOCATION:**

The property occupies an established position on the edge of Haslemere. The shops in Weyhill including M&S and Tesco are in easy reach as is Haslemere town centre and the mainline station with a fast and frequent service to Waterloo in under the hour. Schools for all ages (both state and private), can be found in the immediate area. 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.

**DIRECTIONS:**

From Haslemere continue through Wey Hill for just over a mile whereupon, turn left into Liphook Road (just after the petrol station). Follow this road to the roundabout and bear right onto the Linchmere Road. The property is the second on the left hand side.

**COUNCIL TAX:** CDC - Tax Band E

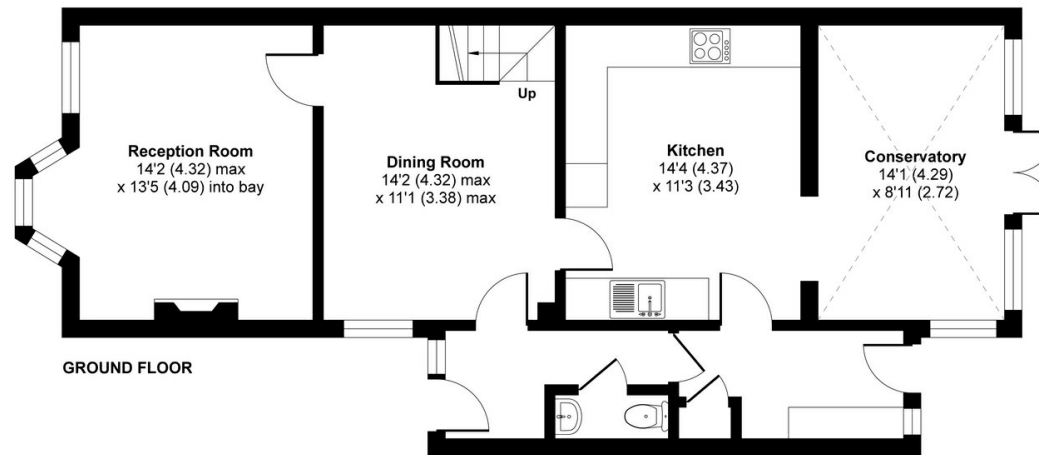
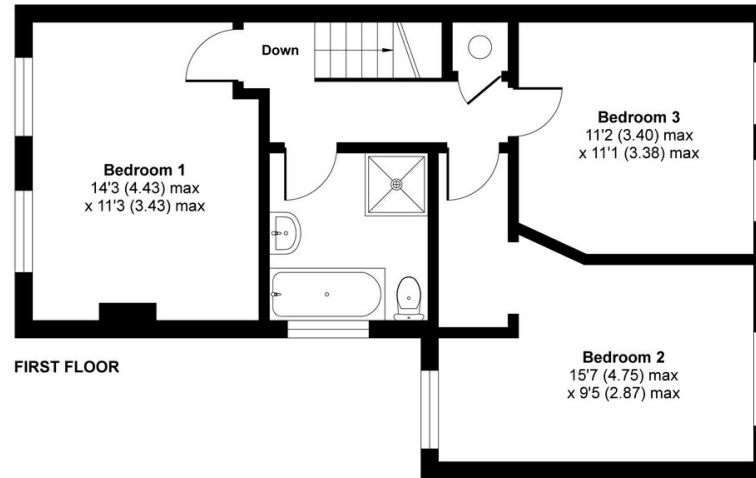
**SERVICES:** All main services



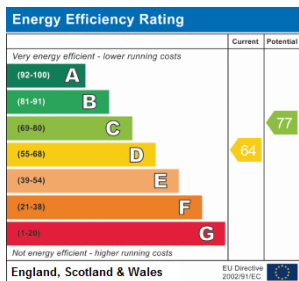
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Approximate Area = 1349 sq ft / 125 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Warren Powell-Richards. REF: 770673



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