

wpr

5 Sandrock | £435,000

Haslemere | Surrey | GU27 2PS



## 5 Sandrock

Haslemere, Surrey, GU27 2PU

£435,000 Leasehold

- Haslemere mainline train station 0.3 miles
- Haslemere Town Centre 0.4 miles
- Guildford 15.9 miles
- A3 2.4 miles
- M25 23.6 miles

A period cottage, quietly located within walking distance of all of Haslemere's amenities

- Charming period terraced Cottage
- Sitting room with open fireplace
- Open plan dining room
- 2 Double bedrooms
- Bathroom
- Gas heating via radiators
- Delightful sunny garden
- Walk of mainline train station and Haslemere town centre

**DESCRIPTION** Situated in a small no through lane forming a picturesque backwater of pretty cottages overlooking protected woodland to the front; yet Haslemere town centre and mainline station are both under 0.4 of a mile distant. The cottage we believe was built in 1870 and now provides accommodation over 3 floors. The sitting and dining room are open plan enjoying the outlook to the woodland in the front and the garden to the rear. The kitchen has a lovely sunny aspect, fitted with a range of units. On the first floor a bedroom and bathroom will be found with a further bedroom on the 2nd floor. The gardens are a delightful feature divided into separate areas.



**LOCATION** The property sits in a quiet no through lane in an extremely convenient position, within minutes walk of the High Street, mainline train station which provides a frequent service to London Waterloo and Portsmouth and open countryside. The town provides a comprehensive range of amenities including shopping facilities from one off boutiques to major high street names and schools for all ages (both in the private and state sectors). In addition, the countryside surrounding Haslemere is well known for its outstanding natural beauty, including Swan Barn, Blackdown and the Devil's Punch Bowl. The coast is approximately 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 Haslemere High Street take Lower Street for approximately '0.3' of a mile and on the right hand bend bear left into Sandrock where-upon no 5 will found on the right.

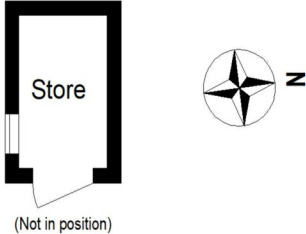
**COUNCIL TAX** WBC Tax Band D

**SERVICES** Mains services and gas central heating  
**N.B.** The lease is a 1000 years from 1605 and there is an absentee freeholder so we have been made aware of a statutory declaration which our client will be happy to provide.



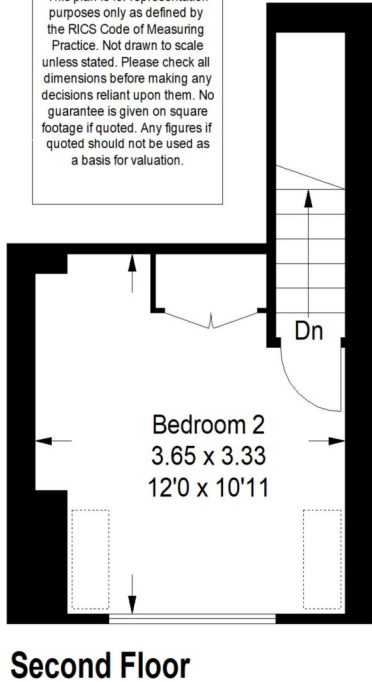
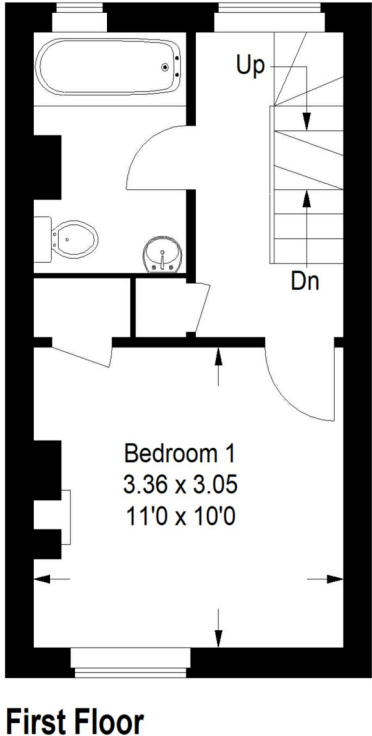
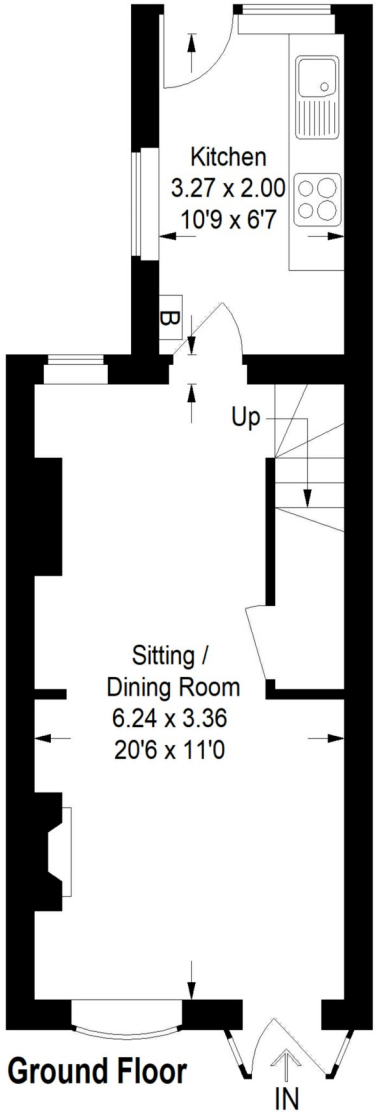
# Sandrock

Approximate Gross Internal Area  
 Ground Floor = 29.1 sq m / 313 sq ft  
 First Floor = 20.9 sq m / 225 sq ft  
 Second Floor = 13.9 sq m / 150 sq ft  
 Store = 1.5 sq m / 16 sq ft  
 Total = 65.4 sq m / 704 sq ft



= Reduced headroom below 1.5 m / 5'0"

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	68

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