



An elegant, contemporary family home in a prime location near excellent local schools, amenities, and Haslemere station with direct trains to London Waterloo.

Guide Price £675,000
Critchmere Lane, Haslemere, GU27



4/5
Bedrooms



2
Bathrooms



3 Reception
Rooms



Spacious
Garden

ALISON MCCAREY POWERED BY **exp** TM UK

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No. 1 Critchmere Lane, Haslemere, Surrey GU27 1PE

We are delighted to present this exceptionally spacious and contemporary family home, ideally situated to offer the perfect blend of comfort, convenience, and accessibility. This home is located in a sought-after area known for its excellent local schools and community amenities as well as being close to Haslemere mainline station, with direct and fast trains to London Waterloo. Whether you are traveling for work or leisure, the quick and efficient train connections make this location highly desirable.

Approaching the property, there is a large driveway that provides ample off-street parking for up to four cars.

Once inside, the spacious hallway leads to the superb and light-filled open plan kitchen/dining room, which is truly the hub of this home, with high ceilings and Velux windows. This outstanding room features a kitchen island with an inset sink, a breakfast bar and ample storage. There are sleek granite worktops, soft grey cabinets, neutral toned tiled flooring, and premium built-in appliances such as a full height fridge and an additional full height freezer, double oven, and microwave.

A key feature of this property is the family dining area with views of the garden, enjoying a triple aspect, is full of light with vaulted ceiling, Velux windows and bi-fold doors and really blends the sleek interior with the leafy outdoors.

Adjoining the kitchen there is a large utility room with matching cabinetry and flooring with space for washing machine, tumble dryer, additional storage areas and doors to the garden and garage.

Flowing on from this superb kitchen and dining area is the family snug/sitting room which enjoys a dual aspect with attractive bay window to the front as well as a feature fireplace, a place to watch family films and relax.

To the front of the property is an additional reception room currently used as a study/home office.

To the upstairs, the principal bedroom features built in wardrobes and a modern tiled en-suite shower room.

There are three further good sized bedrooms and a spacious family bathroom all set off from a generous landing.

The rear garden wraps around the side of the property, is edged with tall trees and offers a decked terrace area for dining outdoors.

The Integral garage has an electric door, external key pad entry as well as remote fobs.

Critchmere Lane is minutes away from the quaint and charming market town of Haslemere. Steeped in history and the perfect place to shop, dine or stay a while and explore the beautiful surrounding countryside, Haslemere offers a diverse landscape perfect for trekking, cycling, and dog walking. The town boasts a variety of shops ranging from independent boutiques and specialty stores to well-known high street brands. The central High Street and West Street areas are particularly popular for shopping, featuring a mix of fashion, home goods, and local produce.

Excellent education is close at hand with schools catering to different age groups, including primary schools like Shottermill Infant School and St Bartholomew's Church of England Primary School, secondary schools such as Woolmer Hill School, and independent schools including The Royal School and St Ives School.

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|------------------------------------|-------------------------------|----------------------------------|------------------------------|
| 1 mile Haslemere station | 1.3 miles A3 acces | 8.7 miles Cowdray Park | 23 miles M25 (J10) |
| 15 miles Guildford | 20 miles Chichester | 30 miles Portsmouth | 45 miles London |







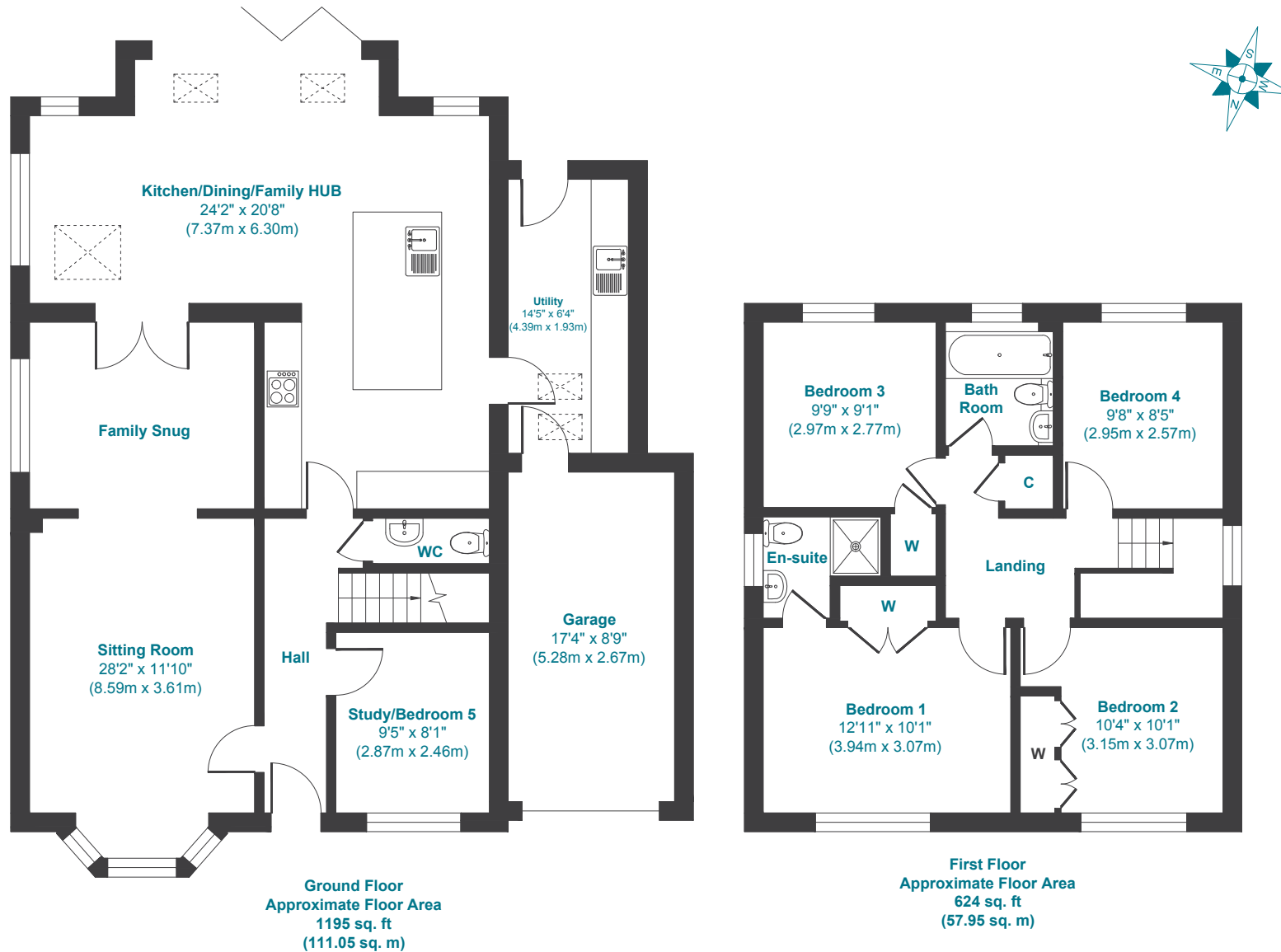


- Spacious triple aspect living/dining area with views of the garden
- Dual aspect lounge with bay window and feature fireplace
- Spacious kitchen with high, vaulted ceiling, Velux windows and bi-fold doors
- A full range of premium appliances including fridge freezer, double oven, and microwave
- Granite worktops with matching upstands
- Modern kitchen units with cabinet doors painted in contemporary colours
- Breakfast Island for casual dining or socialising
- Large Utility Room with ample space for washing machine, tumble dryer and additional storage
- Great study for home working / bedroom 5
- Spacious principal bedroom with luxurious en-suite and fitted wardrobe
- Three additional double bedrooms
- Spacious family bathroom
- Private wrap-around garden
- Large driveway with ample off-street parking for up to four cars
- Minutes away from Haslemere
- Regular trains to London Waterloo (54 minutes)
- Close to excellent schools



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Gross Internal Floor Area: 1,816 sq ft / 169 sq m



Tenure: Freehold

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning of fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, misstatement or use of data show.



Haslemere is a quaint and charming market town, steeped in history and the perfect place to shop, dine or stay a while and explore the beautiful surrounding countryside.

Haslemere is well-known for its excellent schools, which offer high-quality educational opportunities, making it a popular location for families looking for the best upbringing and education for their children.

Set in picturesque countryside, Haslemere serves as a gateway to sporting activities such as the prestigious Cowdray Park Polo Club and the Goodwood Estate, which is well-known for its motor racing and horse racing events.

Haslemere has excellent transport links, with direct rush hour trains every 15 minutes to London Waterloo (54 mins), making it a popular choice for commuters, while the A3 provides direct road access to both London and Portsmouth, and the south coast. Chichester offers easy access to additional coastal attractions and seaside activities. The cathedral cities of Guildford and Chichester are 15 and 20 miles away.



Haslemere High Street



South Downs National Park



Fresh, local produce



Midhurst



Polo at Cowdray



Chichester Harbour

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All enquiries through sole selling agent

Alison Mccarey EXP UK

For appointment to view this stunning home
contact Alison on 07506 730 460


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