

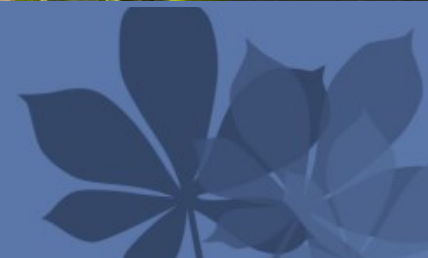


Keats
independent estate agents

Heath Road, Haslemere

Guide Price

£625,000 Freehold



Haslemere

Guide Price **£625,000**

Heath Road, Haslemere, GU27 3QN

An outstanding three bedroom detached character home. The property benefits from well proportioned accommodation with two good size reception rooms and there is off street parking for two plus cars and a fine rear garden with southerly aspect and is situated in the village of Hammer.

- **Impressive Detached Character House**
- **Sitting Room with Open Fire**
- **Lovely Kitchen**
- **Pleasant Front Garden with Parking for 2+ Cars**
- **Village Location**
- **Three Bedrooms**
- **Front aspect Dining Room**
- **Bathroom**
- **West facing Rear Garden with Three Outbuildings**

HASLEMERE is situated on the Surrey/Sussex/Hampshire borders. It has excellent road (44 miles via the nearby A3) and rail links (Waterloo approximately 55 minutes) to London and Heathrow and Gatwick Airports (via the A3/M25) are approximately 40 miles away with Portsmouth and the south coast being just over 20 miles distant. The town is protected by the hills of Hindhead, Blackdown and Marley, the majority of which is National Trust owned. Haslemere provides day-to-day shopping facilities (including Waitrose and a Marks & Spencer Food Hall) along with many boutique and specialist shops, a variety of bars, restaurants and coffee houses, the award winning Haslemere Educational Museum, churches of the principal denominations and an excellent range of schooling, both state and private. The Haslemere and The Edge leisure centres offer a wide selection of recreational facilities and golf can be enjoyed nearby at Liphook, Hindhead and Chiddingfold. The Georgian Hotel and Lythe Hill Hotel along with Champneys Forest Mere in nearby Liphook.

THE PROPERTY

There is a pretty veranda and the front door opens to an inner hallway with an under stairs cloakroom. The downstairs has predominantly exposed floorboards and tiling to the kitchen floor. The dining room is front aspect with a lovely view over the front garden. There is a rear aspect sitting room with open fire and double doors opening to the rear garden. The fitted kitchen has a fine range of Shaker style kitchen cabinets. Built in appliances include a 4 ring Neff gas hob with an extractor fan over, a Smegg single oven with grill under, a fridge/freezer and a Bosch dishwasher. There are lovely views over the patio and garden beyond. Upstairs there are two double bedrooms and a single bedroom with a study area on the landing. The family bathroom is well appointed with bath and shower over. There is a Velux window offering a good view over distant countryside.

OUTSIDE

The well tended rear garden has a southerly aspect with a paved sun terrace adjoining the property. There is a gently sloping lawn with bordering plant and shrub beds. There is an outside brick built storage shed and there are two further cedar clad outbuildings.

The front garden is part lawn and plant borders and a long driveway offers off street parking for two plus cars.

LOCAL AUTHORITY : Chichester District Council

TAX BAND : D

TENURE : Freehold

DIRECTIONS

From our office in Haslemere High Street turn right at the town hall into lower street then turn left on to A286 Midhurst Road. Continue for 3/4 of a mile and at a sharp left bend turn right passing Coomers. At the T junction continue straight over into the Camelsdale Road. At the Shottermill Ponds roundabout go straight over towards Liphook. Just passed the layby on the right turn into Heath Road and no 21 will be found on the right towards the end of the road.

VIEWINGS

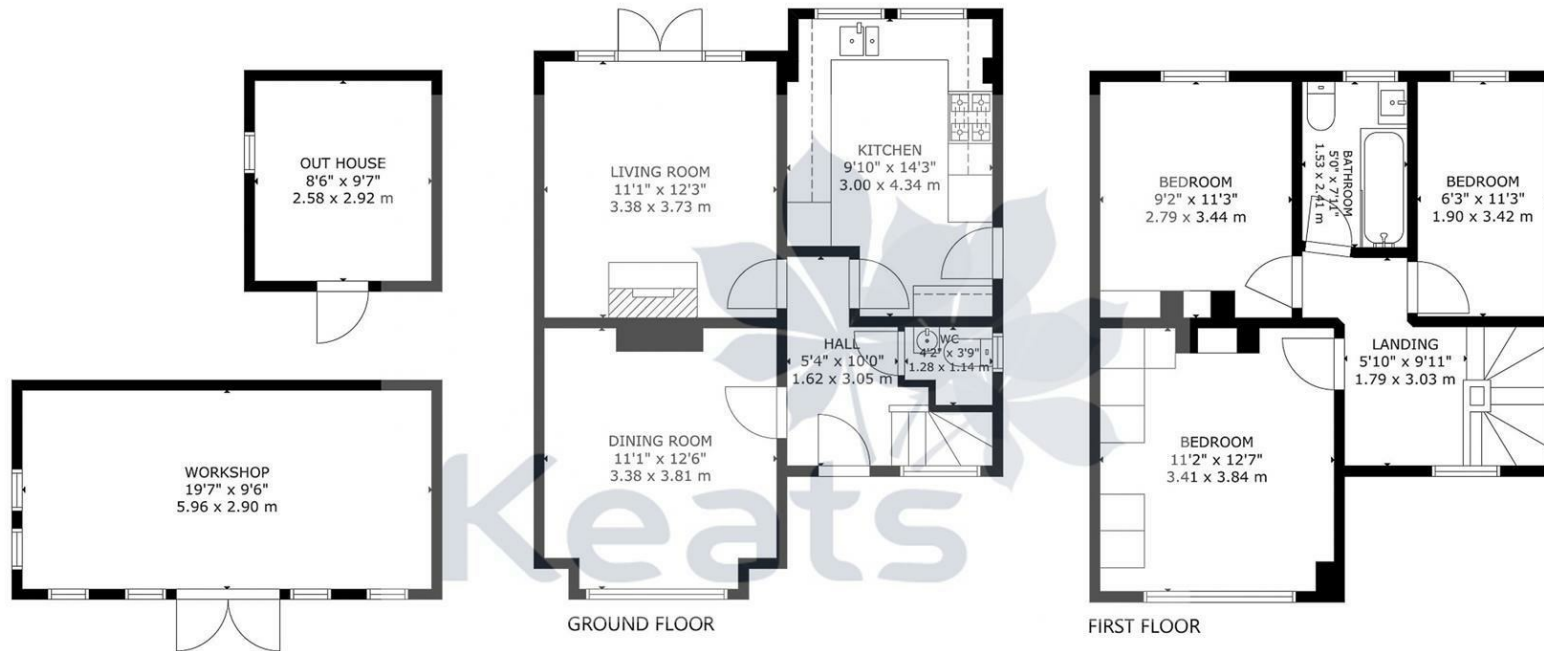
Strictly by confirmed appointment with the Agents

Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm









GROSS INTERNAL AREA
 TOTAL: 89 m²/954 sq ft
 GROUND FLOOR: 46 m²/493 sq ft, FIRST FLOOR: 43 m²/461 sq ft
 EXCLUDED AREAS: WORKSHOP: 17 m²/186 sq ft, OUT HOUSE: 8 m²/81 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

