

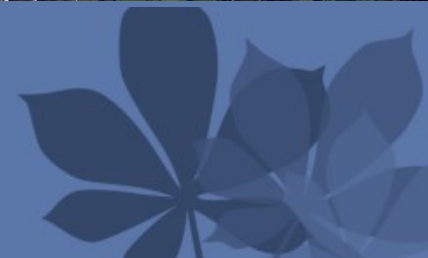


**Keats**  
independent estate agents

Haslemere

Guide Price

£735,000 Freehold



# Haslemere

Guide Price **£735,000**

Pitfold Avenue, Haslemere, GU27 1PN

A quite superb four bedroom family home with two reception rooms and a studio/garage., The property is centrally positioned in its garden and has the benefit of fine distant views and is excellently located being close to the local senior school and is within easy reach of Wey Hill and Haslemere's mainline station.

- **Detached Family Home**
- **Two Reception Rooms**
- **Bathroom**
- **Off Road Parking**
- **Lovely Woodland Views**
- **Four Bedrooms**
- **Large Kitchen**
- **Detached Garage/Studio**
- **Wrap Around Garden**
- **Popular Location**

## THE PROPERTY

The front door opens to a large reception hall with downstairs cloakroom. The kitchen is front aspect and has a fine range of wall mounted and base kitchen cabinets and there is a twin bowl ceramic Butler style sink. This room is open plan to the dining room which is triple aspect and a door opens to outside. The sitting room is rear aspect and has an open fire with ornate surround and mantle. There is a sliding door giving access to the sun terrace and this affords lovely distant woodland views.

Upstairs there are four bedrooms. The rear aspect main bedroom has built in wardrobe cupboards and there are wonderful views over distant woodland. The bathroom has a roll top bath and a separate shower cubicle and there is a separate W.C.

## OUTSIDE

There is a wrap around garden with a paved sun terrace at the rear there are lawn areas to the front, side and rear These lawns are interspersed and bordered with mature and semi mature plant and shrub beds. There are great views towards distant woodland. There is a detached garage which is currently being used as a studio and there are two off road parking spaces. The property is located in a favoured location being within a short walk of Woolmer Hill School and a short drive of Haslemere's mainline station.

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.

**LOCAL AUTHORITY** : Waverley Borough Council

**TAX BAND** : E

**TENURE** : Freehold

### **DIRECTIONS**

From Haslemere High Street turn right behind the Town Hall continuing past the railway station, through Weyhill shopping area and across the traffic lights at Lion Green. Continue on towards Hindhead passing the Esso petrol station on the right and turn left into Critchmere Hill after approximately 0.5 mile, continue past the Royal Oak PH and turn into Pitfold Avenue. The property will be found on the left handside.

### **VIEWINGS**

Strictly by confirmed appointment with the Agents  
Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm

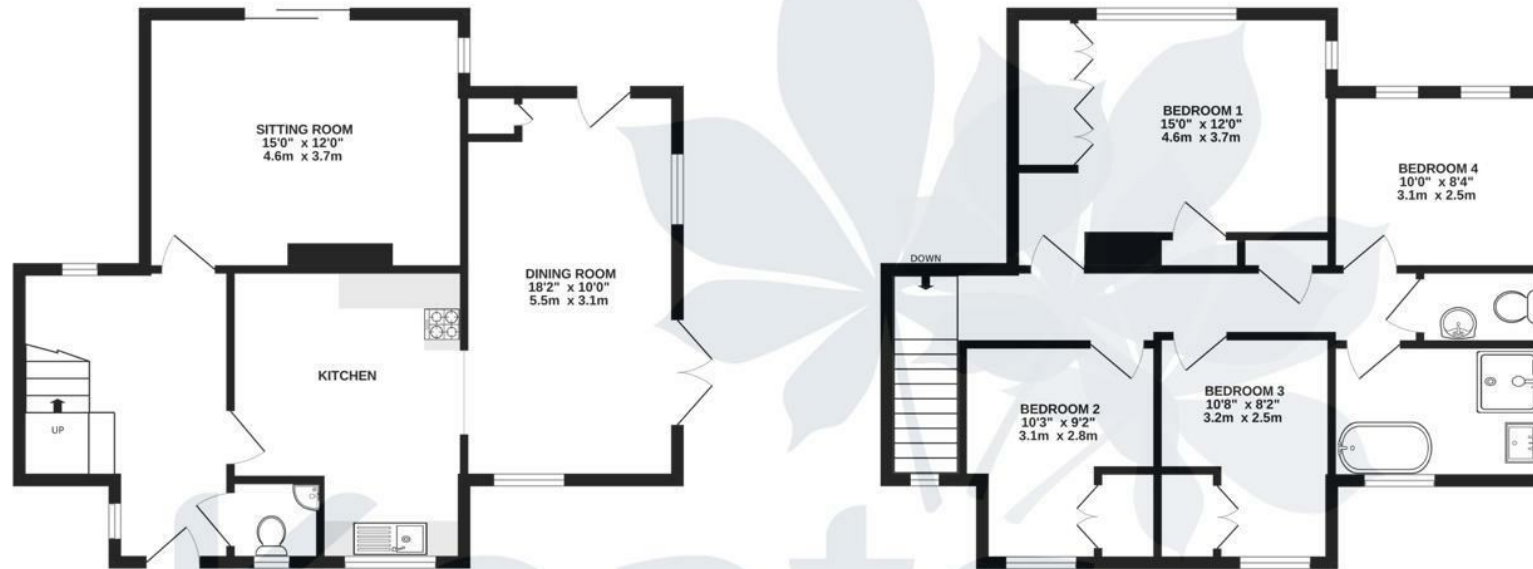






GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.

1ST FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

