



Keats
independent estate agents

Kemnal Park, Haslemere

Guide Price

£1,400,000 Freehold



Haslemere

Kemnal Park, Haslemere, Surrey, GU27 2LF

Borrowdale is a beautifully positioned detached three bedroom, two bathroom bungalow with a generous plot, located in one of the premier roads in Haslemere within 1/2 mile of the High Street.

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THE PROPERTY

There is a covered entrance porch which leads to a casement front door. There is a spacious entrance hall with coats cupboard and a cloakroom. The inner hall is wide and offers a seating area with views over the rear gardens. The bright, double aspect room again has lovely views over the gardens with double doors leading out onto a wide sun terrace and there is an impressive Minster style, stone fire surround. The dining room is front aspect and there is a door that gives access to a comprehensively fitted kitchen/breakfast room. There is a fine range of wall mounted and base Shaker style kitchen cabinets. Built in appliances include a four ring Neff gas hob with extractor over, Neff double oven and a 3/4 height fridge. The utility room again has fitted units and spaces for washing machine and freezer and a door opens to the side garden.

From the reception hall two steps lead down to the bedroom area. The main bedroom has great views over the gardens and there are full height, wall to wall wardrobe cupboards. The en-suite shower room also has a double basin and a LLWC. The family bathroom is located between the main and guest bedroom. The second bedroom is front aspect and has a triple, full height wardrobes. The third double bedroom is again front aspect and has a full height, double wardrobe cupboard.

OUTSIDE

The property is the first dwelling on the right hand side and is approached via a double five bar gate. This opens to a sweeping shingled drive, offering parking for several cars and this leads to a detached double garage with pitched roof and an electric garage door. The front garden is bound on one side by neatly clipped laurel hedging and post and rail fencing to the other. The rear garden is a true feature of the property and faces south-east. There are well kept lawns and well clipped hedges and an abundance of mature and semi mature plants, shrubs and trees as well as deep, well stocked flower borders. There are two ponds, one with a feature waterfall and adjoining the property is a wide and deep, paved sun terrace. This can be accessed from the sitting room and the inner hall.



- Beautifully Positioned Detached Bungalow
- Spacious Dining Room
- Family Bathroom
- Master Bedroom En-suite Bathroom
- Stunning Grounds Of Circa 0.5 Acres
- Delightful Dual Aspect Sitting Room
- Kitchen/Breakfast Room
- Two Further Double Bedrooms
- Double Garage
- Ample Parking



LOCAL AUTHORITY : Waverley Borough Council

TAX BAND : G

TENURE : Freehold

DIRECTIONS

From our office in the High Street, proceed in a northerly direction passed Haslemere museum the turn right into Three Gates Lane. Kemnal Park will be found a short way along on the left.

VIEWINGS

Strictly by confirmed appointment with the Agents

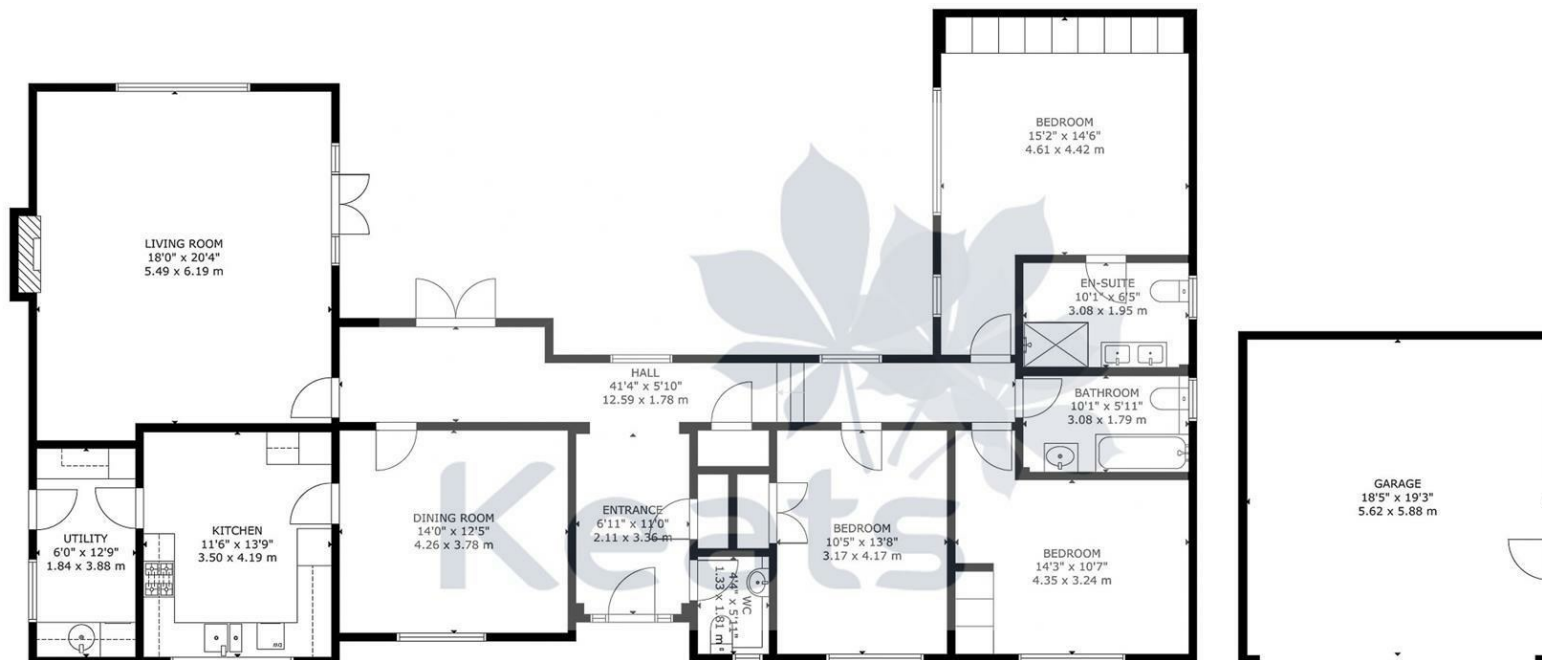
Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm





HASLEMERE is located on the borders of Surrey, Sussex, and Hampshire. It boasts excellent road access, with a distance of 44 miles to London via the nearby A3, and efficient rail links, allowing a quick 55-minute journey to Waterloo. The town is ideally positioned with access to the A3/M25 and it is only approximately 40 miles away from Heathrow, Gatwick, Portsmouth and the south coast just over 20 miles distant. Haslemere offers a picturesque setting and is shielded by the hills of Hindhead, Blackdown and Marley, the majority of which is owned by the National Trust. The town provides convenient day-to-day shopping amenities, including major retailers like Waitrose and a Marks & Spencer Food Hall. Additionally, there are numerous boutique and specialty shops, a variety of bars, restaurants, and coffee houses. Haslemere boasts the award-winning Haslemere Educational Museum and churches representing principal denominations. The town also offers a diverse range of schooling options, both state and private. For recreational activities, the Haslemere and The Edge leisure centres provide a wide selection of facilities, and golf enthusiasts can enjoy nearby courses in Liphook, Hindhead, and Chiddingfold. Accommodation options include The Coppa Club, Lythe Hill Hotel, and Champneys Forest Mere in nearby Liphook.





GROUND FLOOR

GROSS INTERNAL AREA
 TOTAL: 174 m²/1,870 sq.ft
 GROUND FLOOR: 174 m²/1,870 sq.ft
 EXCLUDED AREA: GARAGE: 33 m²/356 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

