



**Keats**  
independent estate agents

Petworth Road, Haslemere

Guide Price

£415,000

Freehold



# Haslemere

Petworth Road, Haslemere, Surrey, GU27 2JB

Guide Price **£415,000**

A superbly presented two bedroom character home situated in a convenient position a few steps away from Haslemere High Street and a short walk of it's mainline station. The property is offered for sale with no ongoing chain.

- **Pretty terraced, character cottage**
- **Two double bedrooms**
- **Kitchen/dining room**
- **Private garden**
- **Easy walk of High Street and MLS**
- **Superbly presented throughout cottage**
- **Sitting room with wood burning stove**
- **Downstairs bathroom**
- **Town centre location**
- **No ongoing chain**





## THE PROPERTY

The property is situated on the Petworth Road and is within a very short walk of Haslemere High Street.

The front door opens to the sitting room with a feature open fireplace and inset wood burning stove and there are pretty shutters to the front window. There is a large understairs storage cupboard. There is an exposed wood flooring which also runs through to the kitchen/dining room. There is an impressive country style kitchen with wall mounted and base level cabinets and there is a Butler Style sink. Built in appliances include a double oven with 4 ring gas hob and extractor fan over. There is a dividing fridge/freezer unit and to the left hand side of the kitchen is a specific dining area which is well lit by a ceiling dome which allows light to flood in.

There is an pretty, downstairs bathroom which has a shower over the bath.

From the kitchen/dining area glazed double doors give access to the rear garden. Stairs from an area between the sitting room and kitchen give access to the first floor. There are two double bedrooms. The front aspect bedroom has sash windows and a built in wardrobe cupboard and the second bedroom has a hatch to the loft space.

## OUTSIDE

The garden is approached through glazed double doors from the kitchen area. Steps rise to a brick built outbuilding with window and there is space for a washing machine and tumble dryer over. Further steps rise to a private sun terrace area and there is a lawn area which is bound by a panel fence to one side and mature hedging to the other. There is a small garden shed.

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.

## DIRECTIONS

From the town hall in the high street turn left into the Petworth Road and the property will be found on the right hand side.

## VIEWINGS

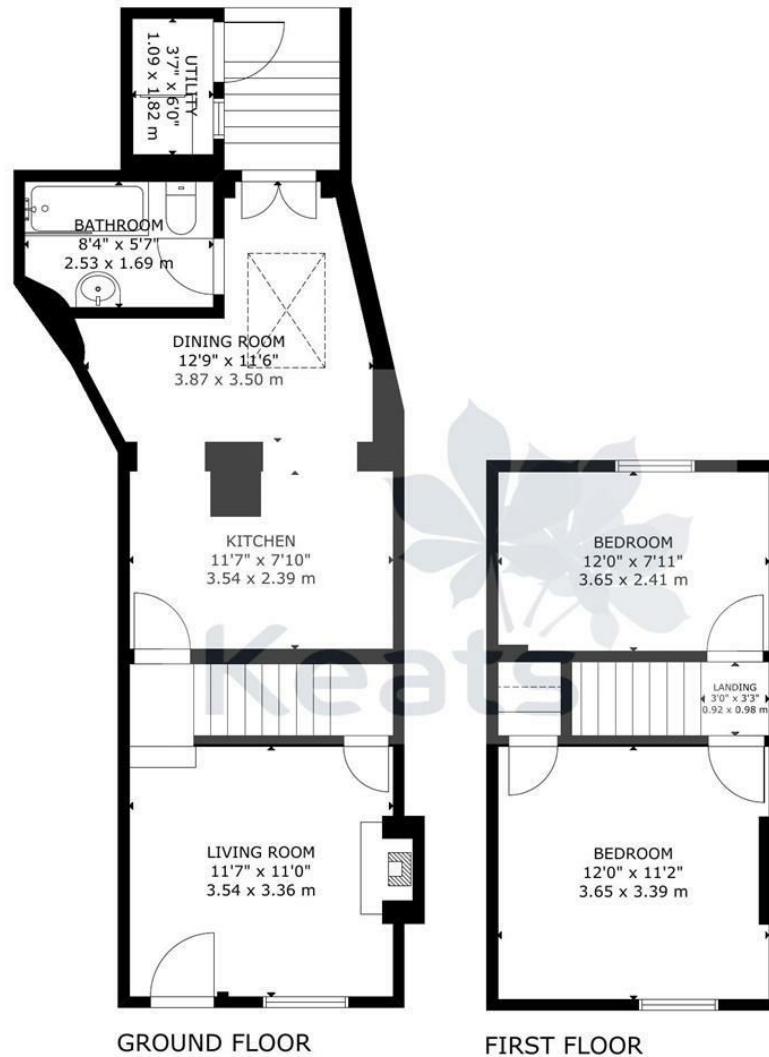
Strictly by confirmed appointment with the Agents  
Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm

**LOCAL AUTHORITY** : Waverley Borough Council

**TAX BAND** : D

**TENURE** : Freehold





GROSS INTERNAL AREA  
 TOTAL: 69 m<sup>2</sup>/738 sq.ft  
 GROUND FLOOR: 43 m<sup>2</sup>/461 sq.ft, FIRST FLOOR: 26 m<sup>2</sup>/277 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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(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

