



Camelsdale Road, Haslemere, Surrey
Price Guide £1,150,000 Freehold

**CHERRY TREE HOUSE 120 CAMELSDALE ROAD
HASLEMERE SURREY GU27 3RJ**

Price Guide £1,150,000

Well-presented character family home

4 Double bedrooms

Ensuite and family bathroom

Utility and cloakroom

Superb kitchen/family dining room

Sitting room and family room

Ground floor shower room

Walking distance of Camelsdale school and recreation ground

120ft rear garden with outbuildings

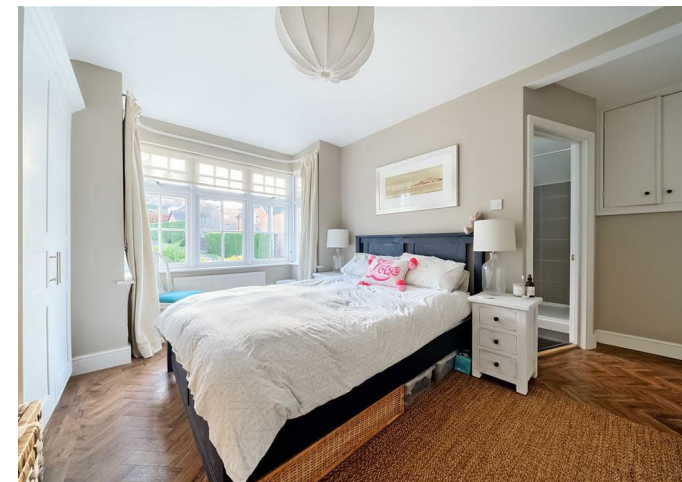
Gas central heating and double glazing



In the heart of Camelsdale, a stone's throw from the popular village school and recreation ground, a fabulous character family home, sympathetically extended enjoying a large 120ft rear garden.

THE PROPERTY

Cherry Tree House is located centrally within the popular village of Camelsdale but is within walking distance of Haslemere mainline station. The current owners have undertaken enlargements and extensions creating a wonderful family home, combining the existing character of the property with a superb open plan kitchen/dining/family room with underfloor heating, a large kitchen island and bifold doors looking out to the 120ft rear garden. The original cosy sitting room has a bay window and open fireplace with the ground floor also benefitting from a utility room and cloakroom. Ideal for teenagers or guests, the family room has its own ensuite shower/wet room so could be used as a ground floor bedroom with double glazed doors leading into the rear garden. On the first floor are 4 double bedrooms and a family bathroom, with bedroom 1 having an ensuite with a walk-in shower. Linking bedrooms 3 & 4 to the landing is an open space which could be used as a separate play area or office.



GARDEN AND GROUNDS

There is a brick paved driveway to the front of the house with off street parking for 2 cars leading to the front porch. There is gated side access to the rear garden, here there is a full width paved terrace with steps leading down to the lawn and established hedge boundaries on either side. At the bottom of the garden is a children's play area and a large timber summer house.

SITUATION

On the edge of the South Downs National Park, Camelsdale village provides Arnolds Garage petrol station/convenience store, a popular school and the National Trust owned Marley Common and Shottermill Ponds. In nearby Weyhill are Tesco and M & S Food along with local shops, cafes and restaurants. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, restaurants, public houses and coffee bars. There are two hotels; The Georgian in the High Street and Lythe Hill both of which have spas. The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast.

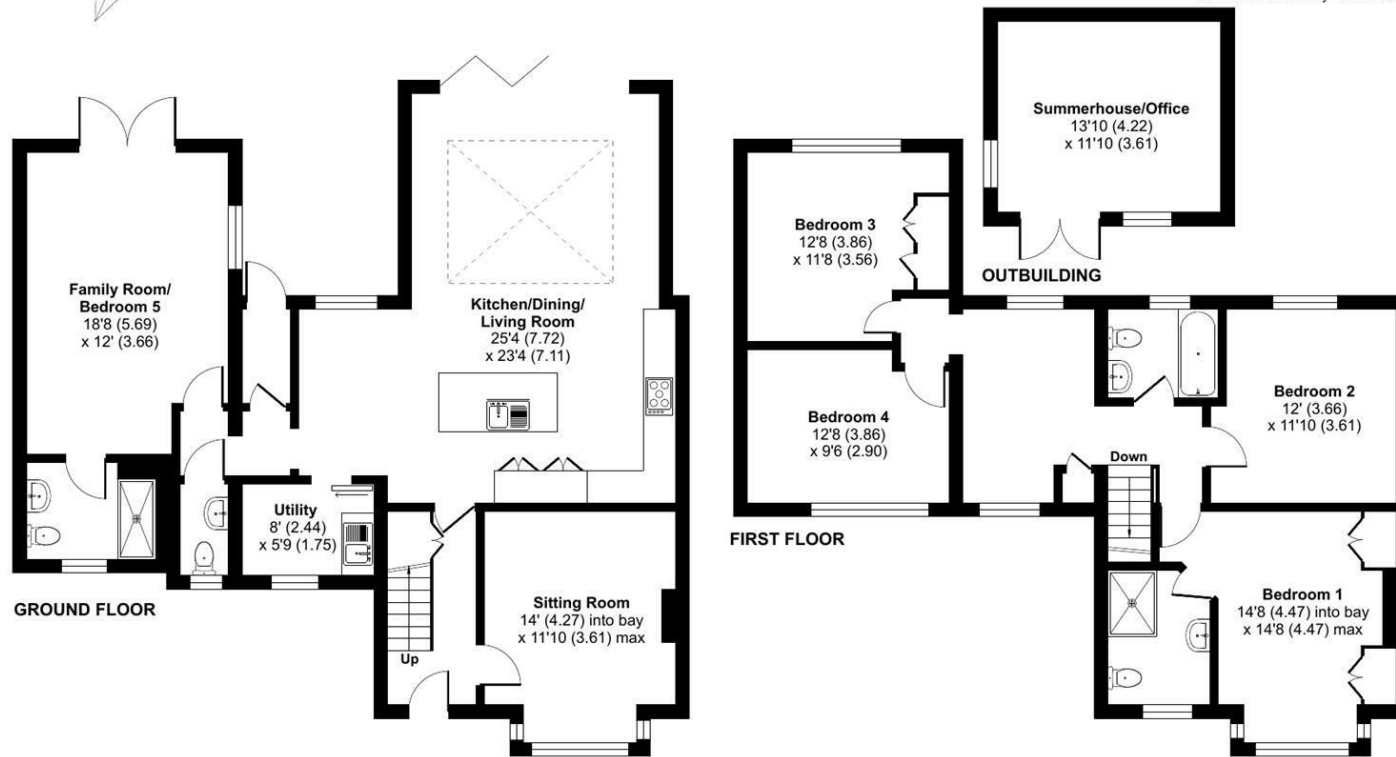
Haslemere main line station 1.3 miles
Haslemere Town Centre 1.5 miles
A3 access at Hindhead 2.8 miles
Godalming 10 miles
Guildford 17 miles

All distances approximate

Cherry Tree House, 120 Camelsdale Road, Haslemere, GU27



Approximate Area = 1984 sq ft / 184.3 sq m
 Outbuilding = 164 sq ft / 15.2 sq m
 Total = 2148 sq ft / 199.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Clarke Gammon. REF: 1074116

LOCAL AUTHORITY

Chichester

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
 gas central heating

19th July 2024 PM/tjb

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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	

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DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst). Continue for approximately one mile then turn right at the sharp left hand bend. At the 'T' junction turn right then almost immediately left onto Camelsdale Road and the property will be found on the right just before New Road.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
T: 01483 223101

