



HILL VIEW

Hammer Vale, Haslemere, Surrey
Price Guide £645,000 Freehold

CLARKE  GAMMON
1919

**1 HILL VIEW HAMMER VALE
HASLEMERE SURREY GU27 1QG**

Price Guide £645,000

Charming character cottage	3 bedrooms
Open plan reception room with fireplace	2 bathrooms
Kitchen	Dining Room
Double Glazing and gas central heating	Cloakroom
South facing rear garden with views	Close to countryside



THE PROPERTY

A well-presented charming character period 3 bedroom cottage quietly located in the heart of Hammer Vale with picturesque woodland views and close to countryside. One Hill view is on the end of a terrace of just 3 cottages built in 1911 and enjoys a slightly elevated position on the picturesque semi-rural fringes of Haslemere where Surrey meets Hampshire. The property was extended and enlarged in 2012 by the current owners to create additional ground floor and first floor accommodation, including a reception room, extra bedroom and a lovely breakfast/dining room overlooking the south facing decked terrace and rear garden. The main reception room is open plan and has an attractive wooden floor, brick fireplace with wood burner. The kitchen has an excellent range of units and cabinets with granite worktops that opens out to the breakfast/dining area with further concealed shelf storage, the ground floor cloakroom and double-glazed doors spilling out onto the south facing garden. The first floor has been carefully designed and well planned with bedroom 1 having its own ensuite bath and shower room and bedrooms 2 and 3 sharing a jack and jill ensuite shower room. The property has gas central heating via LPG gas, private drainage, and double glazing.

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THE GROUNDS

Outside there is off street parking at the front of the property on the shingle drive for 2 cars, a log store and paved side path leading to the rear garden. Here there is a raised wooden decked terrace, brick-built BBQ area, wooden and glass balustrade and steps down to the rest of the garden where there is a natural stone paved terrace, raised wooden beds, lawn, paneled fencing and at the bottom of the garden a wooden garden shed.

SITUATION

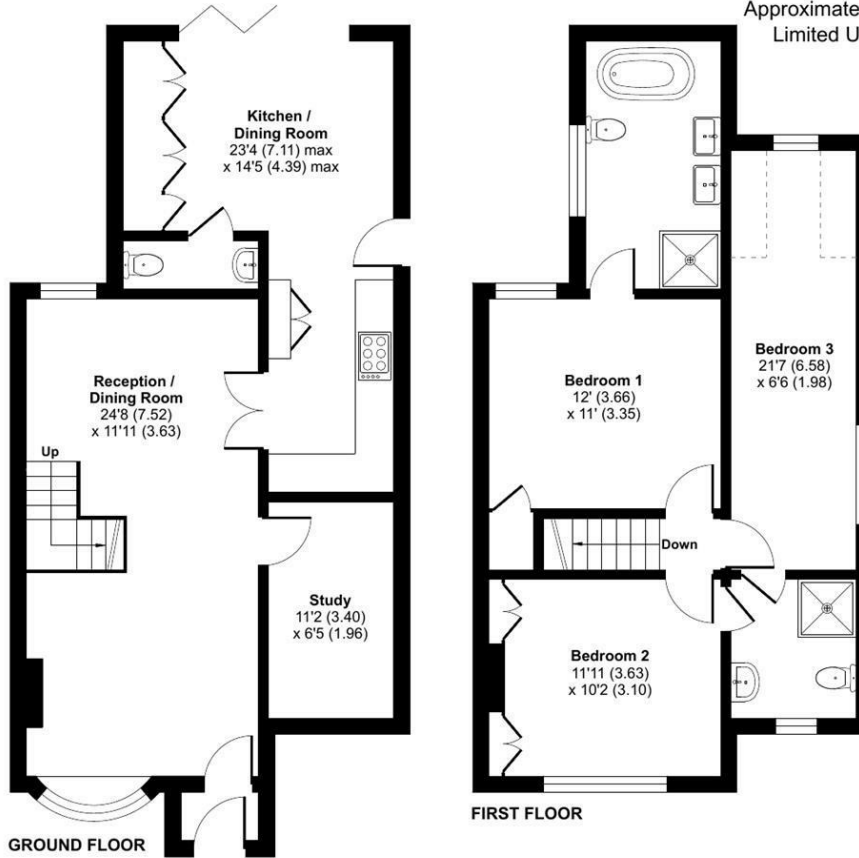
The property is located within the desirable hamlet of Hammer Vale which is surrounded by acres of open countryside including the National Trust owned Hindhead Common and Devil's Punchbowl where walking and riding can be enjoyed. The Prince of Wales PH is within walking distance and the amenities in Camelsdale, which include Arnolds Garage/Convenience store and a popular junior school are just a short drive away, as is Weyhill where you will find Tesco and M & S Food. Haslemere town centre offers a comprehensive range of shops including Waitrose, Boots and Space NK, boutiques, restaurants, public houses and coffee bars including Costa. There are two sports centres; The Edge and Haslemere Leisure Centre along with spa facilities at the Lythe Hill Hotel. There are excellent schools for all ages, both state and private in the area. Haslemere main line station has a fast service into London Waterloo from 50 minutes and the A3 can be joined at Hindhead giving connections to the M25, motorway network and south coast.

Camelsdale 1 mile
Weyhill 1.5 miles
Main line station 2 miles
High Street 2.5 miles
A3 access at Hindhead 1.9 miles
Liphook 3 miles
Guildford 15 miles

All distances approximate

Hill View, Hammer Vale, Haslemere, GU27

Approximate Area = 1225 sq ft / 113.8 sq m
 Limited Use Area(s) = 24 sq ft / 2.2 sq m
 Total = 1249 sq ft / 116 sq m
 For identification only - Not to scale



Denotes restricted head height

LOCAL AUTHORITY

East Hampshire

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

8th July 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Clarke Gammon. REF: 1090489

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DIRECTIONS

From our office in Haslemere High St proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286). Continue for approx 0.75 mile and at the sharp left hand bend turn right & at the junction turn right again. Take the 1st left onto Camelsdale Rd and proceed to the roundabout taking the 1st exit. Turn right into Hammer Lane immediately after the Memorial Hall, continue over the bridge and 1 Hill View is on your left-hand side.

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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HASLEMERE OFFICE
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LIPHOOK OFFICE
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