



**Holdfast Lane, Haslemere,
Price Guide £925,000 Freehold**

CLARKE  GAMMON
1919

FAIRWAYS HOLDFAST LANE
HASLEMERE GU27 2EU

Price Guide £925,000

Beautifully presented detached 3-
bedroom house

1930's character features

Sitting room with fireplace/wood
burner

Spacious family room dining area
kitchen

Utility/cloakroom

Study

Luxuriously appointed
bathroom/shower room

Large garden

Countryside views to front & rear

Double glazing and gas central
heating



**Attractive character 3 bedroom
detached home in a peaceful
and picturesque setting on the
semi-rural fringes of Haslemere**

THE PROPERTY

Fairways is a charming and beautifully presented 1930's home set back from this popular lane, overlooking light woodlands and fields to the front. The property has an abundance of character and features including two fireplaces both with wood burners, a bay fronted sitting room and picture rails. To the rear there is a large L-shaped open plan family room with a wood burner, flowing into the dining room area, that overlooks the pretty garden through the bifold doors. The dining room leads into the kitchen, that has a vaulted ceiling. There is a multi-use room located at the rear of the house, overlooking the decked sun terrace and garden, that is currently used as a study providing a calm place to work from. Also on the ground floor is a cloakroom, a handy understairs storage cupboard and utility room off the kitchen. On the first floor are 3 well-proportioned bedrooms and 2 luxuriously appointed bath/shower rooms both refitted in 2022. Bedroom 1 is double aspect and enjoys a front outlook, bedroom 3 has built-in wardrobes and bedroom 2 is located at the rear with lovely views of the woodland countryside and beyond. Other features include attractive replacement double glazed windows, gas central heating and a new boiler fitted in 2019 with Nest Wi-Fi thermostat.



GARDEN AND GROUNDS

The property is approached over its good-sized shingle driveway with parking and turning space, a small area of lawn and screening laurel hedge. To the rear is a full width decked sun terrace, attractive potting shed, well maintained lawns with established boundaries, large garden shed, raised beds, outside hose tap and external electric socket.

SITUATION

Haslemere Town Centre provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee shops/cafes. The main line station offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M & S Food Hall in Weyhill along with several local shops and Haslemere Library. Lythe Hill Hotel on the outskirts of the town provides spa facilities and Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere Recreation Ground all provide sports and leisure facilities. There are numerous golf courses in the area. There are excellent schools for all ages both state and private in and around the town and the whole area is surrounded by miles of open countryside much of it National Trust owned. The nearby A3 provides links to London, the motorway network and South Coast.

High Street 1 mile
Main line station 1.5 miles
A3 Access at Hindhead 5 miles
A3 access at Milford 5 miles
Godalming 8.5 miles
Guildford 14.5 miles

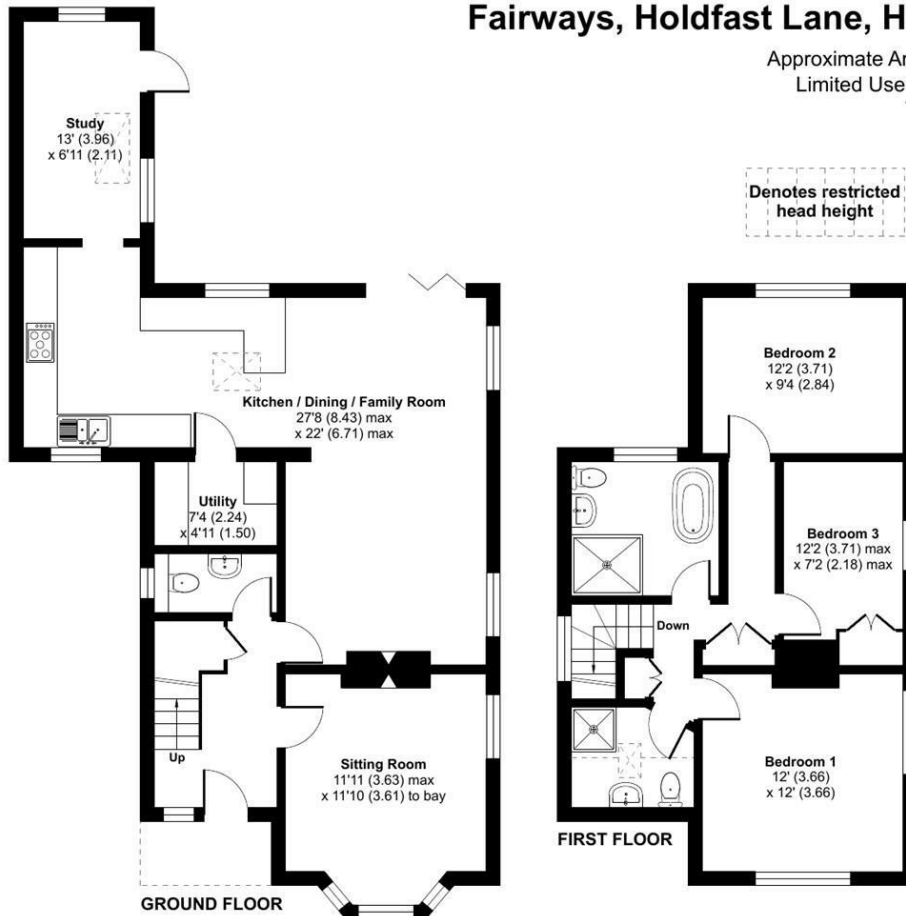
All distances are approximate



Fairways, Holdfast Lane, Haslemere, GU27

Approximate Area = 1398 sq ft / 129.8 sq m
Limited Use Area(s) = 24 sq ft / 2.2 sq m
Total = 1422 sq ft / 132 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1095144

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band F

SERVICES

Mains water, electricity, private drainage
gas central heating

20th June 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south turning left at the Town Hall onto Petworth Road. Continue for approximately 1 mile then turn left into Holdfast Lane and Fairways is 0.5 miles on the right..

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
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