



West Street, Haslemere, Surrey
Price Guide £645,000 Freehold

**OLD BAKEHOUSE 32B WEST STREET
HASLEMERE SURREY GU27 2AB**

Price Guide £645,000

2 Bedroom 2 Bathroom
Detached Bungalow

Tucked away off the West
Street

No onward chain
Double glazing

West facing garden

Central town centre location

Open plan
living/dining/kitchen with
vaulted ceiling

High Specification kitchen
Underfloor heating with air
source pump

Large loft/bonus room



**A stylish and high specification
detached 2 bedroom, 2
bathroom bungalow tucked
away in the heart of Haslemere
town centre.**

THE PROPERTY

Originally built in the 1930's, the Old Bakehouse has been completely transformed into a sleek, luxuriously appointed bungalow, with a private west-facing garden and air source heat pump and under floor heating. At the end of the central hall is the stunning open plan living/dining/kitchen with double height vaulted ceiling, wood burner and exposed steel joists with fitted downlights. The superb kitchen has quartz worktops and island and a range of integrated appliances, including fridge freezer, dishwasher, integrated induction hob, combination and main oven and quooker tap. Oak effect luxury vinyl tile floors run through all of the ground floor where there is underfloor heating, via the air source heat pump. Two double bedrooms, both have built in wardrobes and ensuite bath/shower rooms, the main bathroom is also jack and jill to the hall. A utilities cupboard is tucked away in the main bathroom with sink, washing machine, tumble dryer and on the first floor is a large fully carpeted loft/bonus room, measuring approximately 31 sq metres. This fantastic conversion is completed by powder coated aluminum double glazed windows and doors, brushed aluminum switches and sockets with smart outside lighting.



THE GROUNDS

A gated pathway leads off West Street to the Old Bakehouse, where a further lockable gate leads into the front entrance area which has attractive stone paving, outside lighting, and entrance door. Double doors lead off the main reception area into the garden and enjoys a sunny westerly aspect and has been designed for low maintenance with natural stone paving, raised beds, cherry and ash trees, paneled fencing, outside electric point, outside lighting and an outside hose tap.

SITUATION

Haslemere Town Centre provides a comprehensive range of shops and boutiques including Boots, Space NK and WH Smith, restaurants, public houses and coffee bars, together with Waitrose. Approximately 0.3 miles away on foot (0.5 by car) is the main line station which 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 - approximately 1 mile - along with several independent shops and Haslemere Library. The Lythe Hill Hotel on the outskirts of the town has a spa and Haslemere Leisure Centre, The Edge, Woolmer Hill and the Recreation Ground all provide sports and leisure facilities and 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 0.1 mile
Main line station 0.5 miles by car, 0.3 miles on foot
A3 at Hindhead 4 miles
Farnham 12 miles
Guildford 15 miles

All distances approximate

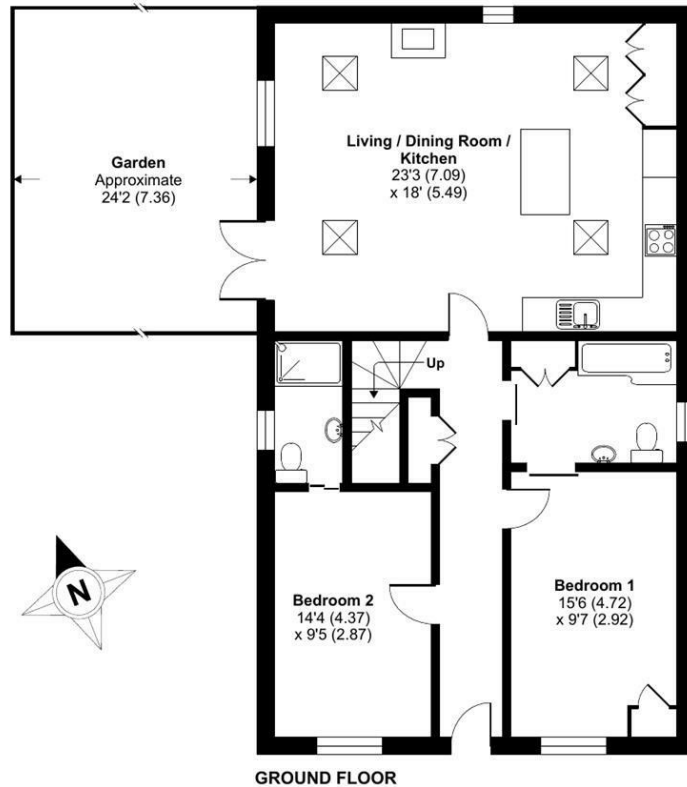
West Street, Haslemere, GU27

Approximate Area = 1253 sq ft / 116.4 sq m

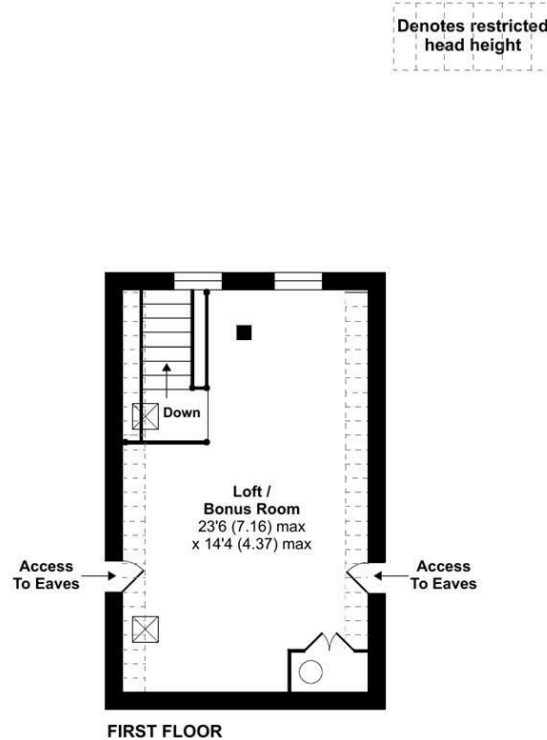
Limited Use Area(s) = 62 sq ft / 5.7 sq m

Total = 1315 sq ft / 122.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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: 1101435

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band E

SERVICES

Mains water, mains drainage, air source heat pumps & underfloor heating

11th May 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(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 then take the right hand turn into West Street and the Old Bakehouse is located on the righthand 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
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
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