



**19 Shottermill Park, Haslemere, GU27 1RT**  
**Share of Freehold**

CLARKE  GAMMON

**19 SHOTTERMILL PARK  
HASLEMERE GU27 1RT**

**Price Guide £315,000**

Large ground floor  
apartment

Ensuite bathroom and  
separate shower room

Hallway storage

Double aspect dining room

No onward chain

Two double bedrooms

Well equipped  
kitchen/breakfast room

Two underground car  
parking spaces

Well maintained communal  
grounds



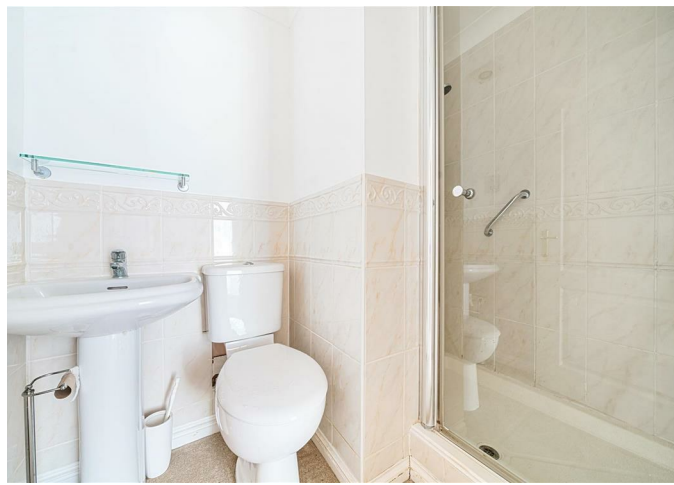
**A spacious two bedroom  
apartment conveniently located  
on the ground floor of this  
popular award winning modern  
gated development, with two  
allocated parking spaces.**

**THE PROPERTY**

A very well presented and spacious ground floor apartment, quietly positioned within this award winning gated development. The apartment offers good sized accommodation including a 29ft sitting/dining room with a rear aspect, a well equipped kitchen, principal bedroom with fitted wardrobes and en-suite shower room and a second bedroom served by a family bathroom.

Shottermill Park is served by a private road and is positioned within the wooded grounds of Holy Cross Hospital. The mainly lawned grounds provide a tranquil setting with the driveway approach culminating in an impressive water fountain.

No. 19 has two allocated parking spaces within a gated underground car park.



## THE GARDENS AND GROUNDS

Shottermill Park is served by a private road and is positioned within the wooded grounds of Holycross Hospital. The mainly lawned grounds provide a tranquil setting with a driveway approach culminating in an impressive water fountain alongside residents and visitors parking. No. 19 has two allocated parking spaces, both in the gated underground section, both are numbered.

## TENURE

125 year lease from 24 June 1999 plus share of freehold  
Service charge - £3,000 per year

## SITUATION

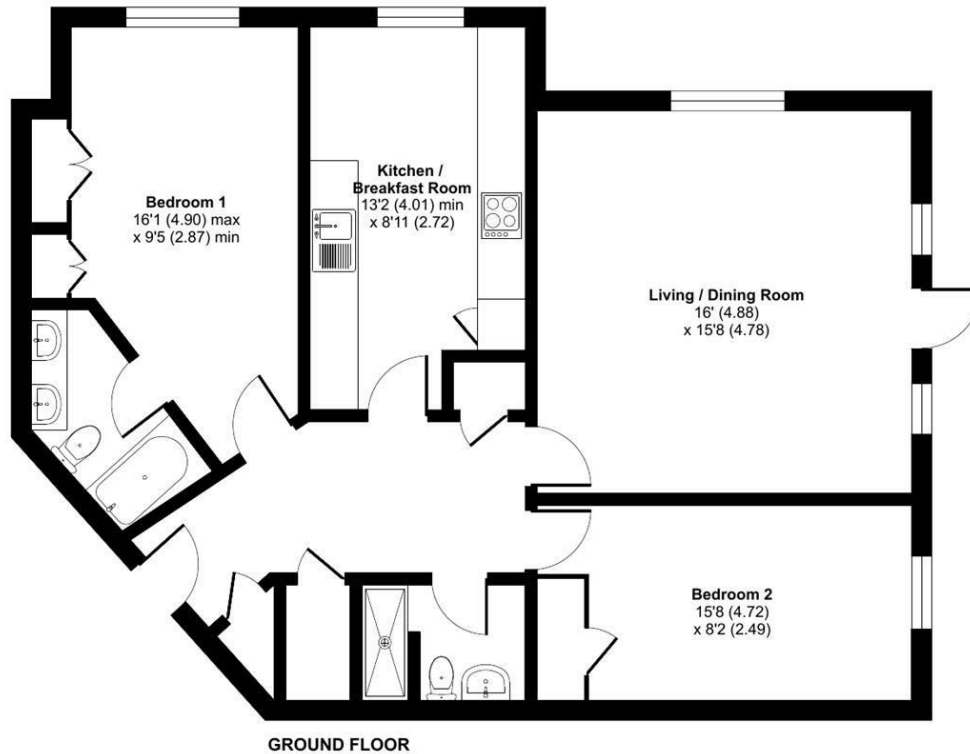
Shottermill Park is located within easy reach of the amenities in Weyhill which include Tesco and M&S Food. The main line station is just over one mile distant and offers a fast and frequent service into London Waterloo in under one hour and the picturesque High Street is within 1.5 miles. Haslemere 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. 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.

Weyhill 0.5 miles  
Main line station 1 mile  
High Street 1.5 miles  
A3 access at Hindhead 2.6 miles  
Godalming 13 miles  
Guildford 18 miles

All distances approximate

# Shottermill Park, Hindhead Road, Haslemere, GU27

Approximate Area = 917 sq ft / 85.1 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). © nichecom 2024. Produced for Clarke Gammon. REF: 1123148

## LOCAL AUTHORITY

Waverley

## COUNCIL TAX

Band E

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

18th May 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	66	72
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

## DIRECTIONS

If using SatNav GU27 1RT. From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street. Continue past the station and through Weyhill shopping area. Just after the Esso petrol station on the right, turn right into Vicarage Lane bearing left where Shottermill Park is signposted. Continue up the driveway and through the gates.

## 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

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

