



5 Hillside Road, Haslemere, Surrey GU27 3RL
Freehold

CLARKE  GAMMON
1919

5 HILLSIDE ROAD
HASLEMERE SURREY GU27 3RL

£695,000

Modern 4 bedroom semi-detached house

3 bath/shower rooms

Living room & study

Kitchen/Dining Room

Utility Room

Quiet no through road location

Walking distance to Camlesdale School and recreation ground

No onward chain

Double glazing & gas central heating

Drive way and low maintenance garden



A modern spacious 4-bedroom semi-detached house quietly located on a no through road in the popular village of Camlesdale being sold with no onward chain.

THE PROPERTY

The property was built in early 2000 and has well balanced spacious layout enhanced by a more recent garage conversion creating a good size study alongside the study with a front aspect and bay window is the living room and at the rear is a full width open plan kitchen/dining room which has a peninsula style breakfast bar, double doors to the garden and a handy utility room with an independent side door access. Lastly on the ground floor ideal for a busy family is a cloakroom/shower room. On the first floor are three good sized double bedrooms and the single fourth bedroom, all complimented by an ensuite shower room in bedroom one and separate family bathroom. The features include no onward chain, double glazing, and gas central heating.



THE GROUNDS

The property is approached by its bricked paved driveway with parking for two cars and paved pathed access to the covered entrance area and wooden gate to the rear garden, this has been designed largely for low maintenance with a large, paved sun terraced and terraced raised beds planted with a variety of flowering shrubs.

SITUATION

On the edge of the South Downs National Park, Camelsdale playing fields are nearby and the village provides Arnolds Garage petrol station/convenience store, a popular school and the National Trust owned Marley Common which is a few minutes walk away and great for dog walks. 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.

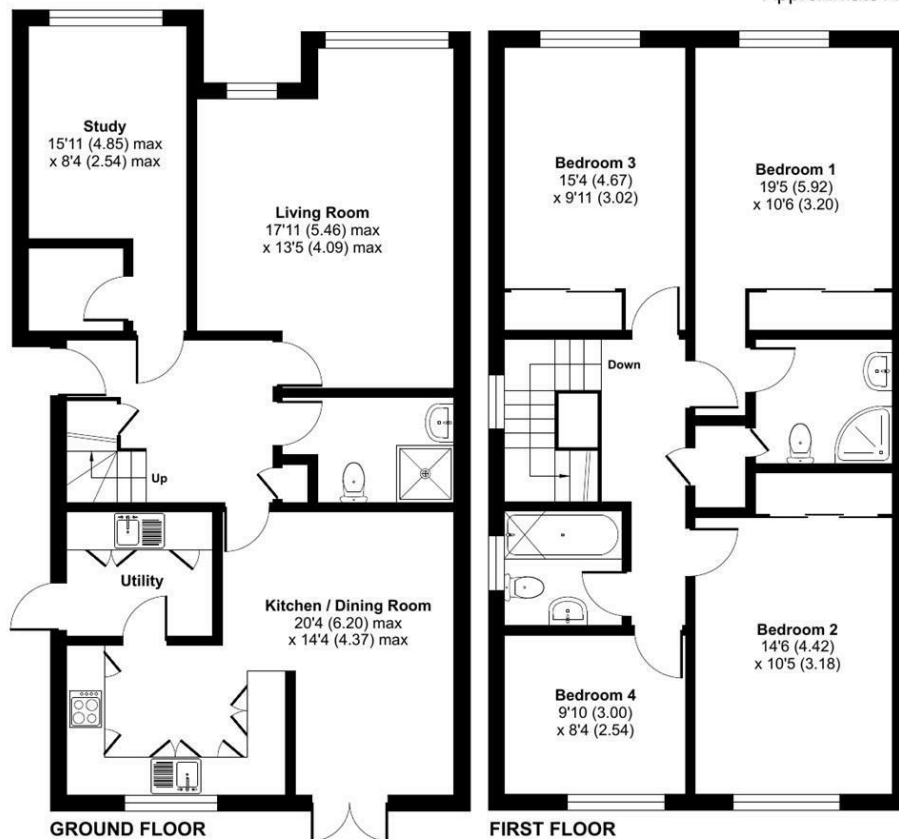
Haslemere main line station 1.4 miles
Haslemere Town Centre 1.6 miles
A3 access at Hindhead 4.2 miles
Godalming 4.6 miles
Guildford 17 miles

All distances are approximate

Hillside Road, Camelsdale, Haslemere, GU27

Approximate Area = 1614 sq ft / 149.9 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: 1122777

LOCAL AUTHORITY

Chichester

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
gas central heating

22nd July 2024 Custom Code : VL/EL Property Ref - 5281

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	85
(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	

CG HASLEMERE OFFICE

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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 about half way down up on the lefthand side is Hillside 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

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

