



16 Pitfold Avenue, Haslemere, Surrey GU7 1PN
Freehold

CLARKE  GAMMON

**16 PITFOLD AVENUE
HASLEMERE SURREY GU27 1PN**

Attractive 1930's house

Bay fronted sitting room

Dining room and open plan
conservatory

Well maintained level
gardens

4 Bedrooms - 2 Bathrooms

Kitchen/breakfast room

Separate study

Short walk from Woolmer
Hill School



**A spacious and attractive 1930's
built 4 bedroom detached house
in this popular tree lined avenue
a short walk from Woolmer Hill
school.**

THE PROPERTY

This deceptively spacious family home built in the 1930's has been enlarge and extended over time, but has further scope to be reconfigured or extended subject to the usual consents. The house has a traditional combination of red brick and white rendered elevations and is set back from this sought after road, via its front garden and driveway. On the ground floor there is a bay fronted sitting room with a hallway leading to the kitchen/breakfast room. The dining room which is open plan to the conservatory is a fantastic family space perfect for gatherings and spills out into the pretty and level laid garden. There is also a study with doors opening to the garden and access to the garage. On the first floor are the 4 bedrooms - bedroom 1 overlooks the rear garden with lovely views and has an ensuite shower room with the family bathroom servicing bedrooms 2, 3 & 4. The majority of the house has double glazing and full gas central heating.



THE GROUNDS

Gardens and grounds sit mid way up Pitfold Avenue with a westerly access to the front and the house is set back behind its attractive low maintenance front garden and driveway leading to the attached garage. The east facing rear garden has a wrap around paved terrace, well maintained level lawn with attractive shaped borders and paved side path.

SITUATION

Pitfold Avenue is located within easy reach of the amenities in Weyhill (there is a bus stop at the bottom of the road), which include Tesco and M&S Food. The main line station is just over one mile distant (London Waterloo from 49 minutes) and the A3 can be accessed at the Hindhead Tunnel, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The picturesque High Street and town centre offers a comprehensive range of shops and boutiques including Boots, W H Smith and Waitrose, restaurants, public houses and coffee bars. There are two hotels; The Georgian and Lythe Hill, both of which have spas, two sports centres; The Edge and Haslemere Leisure Centre and several high quality golf courses. There is an excellent range of schools both state and private in and around the town and the area as a whole is surrounded by beautiful countryside including the National Trust owned Hindhead Common and Devils Punchbowl.

Weyhill shops and amenities 1 mile
Haslemere High Street 2 miles
Main line station 1.3 miles
A3 access at Hindhead 1.6 miles
Guildford 15.5 miles
Chichester 21 miles

All distances approximate



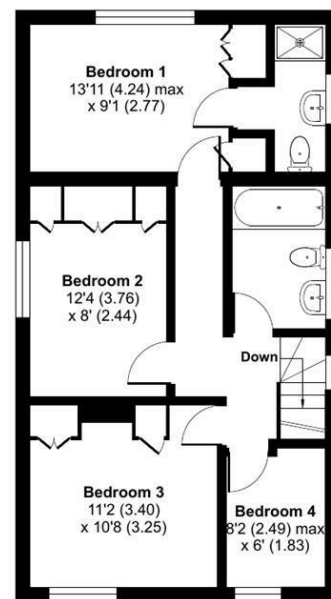
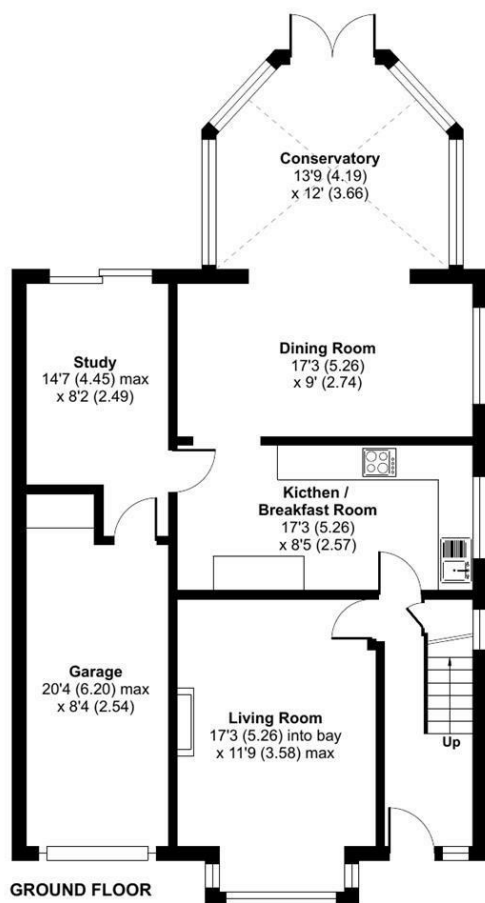
Pitfold Avenue, Haslemere, GU27

Approximate Area = 1440 sq ft / 133.7 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1599 sq ft / 148.5 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: 1132258

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
gas central heating

21st June 2024

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

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south and turn right behind the Town Hall into Lower Street. Continue past the station and through Weyhill shopping area. Just after passing the Esso petrol station on the right, turn left into Liphook Road, continue over the traffic lights and immediately prior to the railway bridge turn right into Critchmere Lane and then left into Border Road and Pitfold Avenue is on the left.

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
T: 0870 112 7099

AUCTION ROOMS
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