



Hazelbank, Covers Lane, Hammer Vale, Haslemere, Surrey
Freehold

CLARKE  GAMMON

HAZELBANK COVERS LANE HAMMER VALE HASLEMERE SURREY GU27 1QF

Link detached family house	Four bedrooms
Family bathroom and en-suite	Large kitchen/family room
Lounge/dining room	Snug/office
Utility & cloakroom	Good sized garden
Garage & parking	Close to countryside



A well presented spacious and modern link detached four bedroom family home on a no through lane in the pretty village of Hammer Vale.

THE PROPERTY

Hazelbank was built during the 1930s and underwent extensive modernisation and enlargement in 2010. The ground floor comprises a large kitchen/family room with island unit, range of integrated appliances including newly fitted double oven and hob and solid oak flooring which runs through into the adjoining snug/office. To the rear overlooking the garden is the lounge/dining room having two large skylights, a wood burner and two sets of bi-fold doors that open onto the full width sun deck. Also on the ground floor are a utility room and cloakroom. There are four bedrooms arranged over the first and second floors with the main bedroom having an en-suite shower room and large dressing room. The family bathroom is on the first floor with bedroom four on the second floor which enjoys lovely treetop and countryside views from its Velux windows.



THE GROUNDS

To the front is a shingle driveway providing parking for two cars that leads to the garage which has full size doors front and rear. Adjoining the back of the house is a full width east facing sun deck with steps down to the well maintained level lawn, further raised deck and large timber shed. The whole enjoys an easterly aspect and overlooks an adjoining paddock.

SITUATION

The property is located within the desirable hamlet of Hammer Vale which is surrounded by acres of open countryside including the National Trust owned Hindhead Common and Devil's Punchbowl where walking and riding can be enjoyed. The Prince of Wales PH is within walking distance and the amenities in Camelsdale, which include Arnolds Garage/Convenience store and a popular junior school are just a short drive away, as is Weyhill where you will find Tesco and M & S Food. Haslemere town centre offers a comprehensive range of shops including Waitrose, Boots and Space NK, boutiques, restaurants, public houses and coffee bars including Costa. There are two sports centres; The Edge and Haslemere Leisure Centre along with spa facilities at the Lythe Hill Hotel. There are excellent schools for all ages, both state and private in the area. Haslemere main line station has a fast service into London Waterloo from 50 minutes and the A3 can be joined at Hindhead giving connections to the M25, motorway network and south coast.

Camelsdale 1 mile
Weyhill 1.5 miles
Main line station 2 miles
High Street 2.5 miles
A3 access at Hindhead 1.9 miles
Liphook 3 miles
Guildford 15 miles

All distances approximate

Covers Lane, Haslemere, GU27

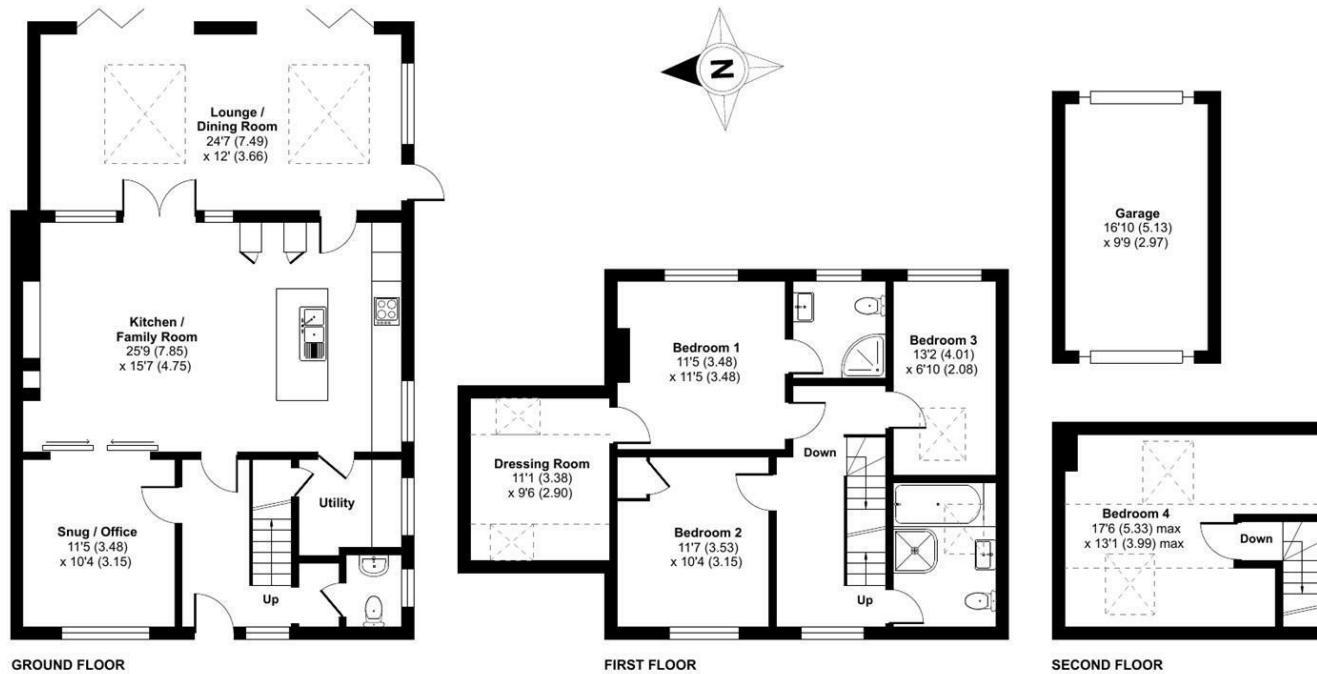
Approximate Area = 1943 sq ft / 181 sq m (includes garage)

Limited Use Area(s) = 190 sq ft / 18 sq m

Total = 2133 sq ft / 199 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). © nrichcom 2021. Produced for Clarke Gammon. REF: 824966

LOCAL AUTHORITY

East Hampshire District Council

COUNCIL TAX

Band E

SERVICES

Mains water and electricity, private drainage, electric heating

19th July 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		49	
(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 St proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286). Continue for approx 0.75 mile and at the sharp left hand bend turn right & at the junction turn right again. Take the 1st left onto Camelsdale Rd and proceed to the roundabout taking the 1st exit. Turn right into Hammer Lane immediately after the Memorial Hall, continue over the bridge and Covers Lane will be found 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
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LIPHOOK OFFICE
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