



**4 Collards Gate, High Street, Haslemere, GU27 2HE**  
**Freehold**

CLARKE  GAMMON  
1919

## 4 COLLARDS GATE HIGH STREET HASLEMERE GU27 2HE

Cottage style modern  
townhouse

Discreet end terrace location

Secure gated development

Heart of Haslemere town  
centre

Two double bedrooms

Bedroom 3/study

Lounge/dining room

Double aspect kitchen

Double glazing and gas  
heating

Residents & visitors parking



Located within the small and selected gated development in the heart of Haslemere Town Centre, a spacious and well presented modern cottage style with attractive low maintenance gardens.

### THE PROPERTY

Collards Gate is a small development of just 9 houses constructed in the late 1990's. This select gated development is located in a peaceful setting yet benefits from an incredibly convenient position just a short walk from Haslemere High Street and pretty town centre. The house sits in a discreet spot in the development tucked away in the corner and was originally designed as a 3 bedroom house, the property now has 2 good sized double bedrooms, both with built in wardrobes with a rear garden aspect. There is a spacious bath/shower room and double aspect study area which could be turned back into a 3rd bedroom. On the ground floor there is a cloakroom off the hall, double aspect kitchen which has a range of integrated appliances, at the rear there is a full width double aspect lounge/dining room with double doors set into a bay leading to the pretty, low maintenance rear garden. The property has no onward chain, double glazing, gas central heating and brand new carpets.



## THE GROUNDS

The development is approached through a secure electric gate which has an entry phone system and manual keypad. There are a number of car parking spaces for both residents and visitors with No.4 set in the corner, it is approached by its paved front footpath with attractive flower and shrub borders either side. There is gated and then paved access into the rear garden, which is a slightly larger corner plot as a paved terrace, attractive raised flower and shrub border, stepping stone path and garden shed located at the side of the house. In addition, there are community gardens, free to access for residents and back on to National Trust land.

## 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 0.2 mile  
Main line station 0.6 miles by car, 0.4 miles on foot  
A3 at Hindhead 4 miles  
Farnham 12 miles  
Guildford 15 miles

All distances approximate

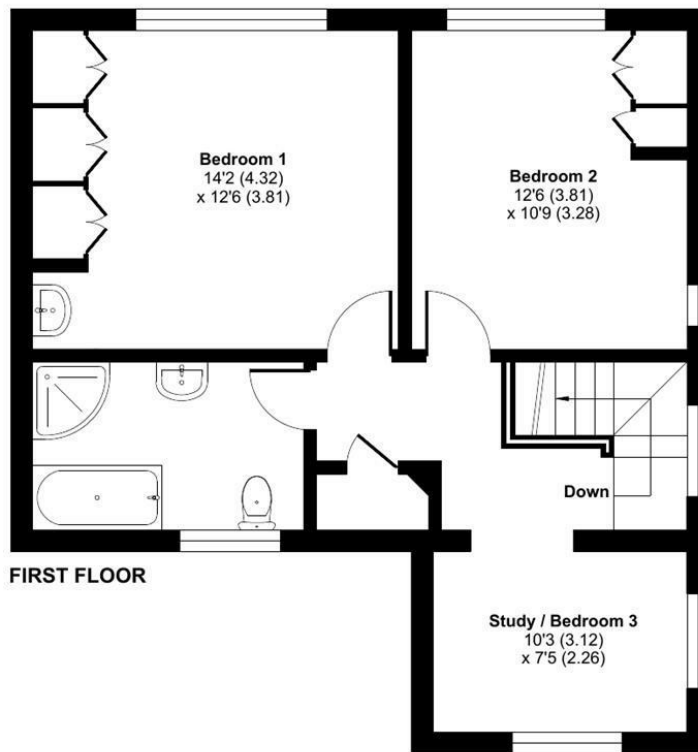
# Collards Gate, High Street, Haslemere, GU27

Approximate Area = 1072 sq ft / 99.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Clarke Gammon. REF: 1134426

## LOCAL AUTHORITY

Waverley Borough Council

## COUNCIL TAX

Band E

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

## RESIDENT'S ASSOCIATION

£60 pcm

21st June 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>                            | 71                      | 83        |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

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E: haslemere.sales@clarkegammon.co.uk

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## DIRECTIONS

From our office in Haslemere High Street proceed towards the Town Hall taking the left hand turn just past the White Horse Public House and the entrance to Collards Gate will be found in front of you.

## 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  
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MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

