Padrays, Beech Road, Haslemere GU27 2BX
Freehold

CLARKE C·G GAMMON
1919

PADRAYS BEECH ROAD
HASLEMERE SURREY GU27 2BX

Spacious 5 bedroom house	3 bath/shower rooms
Impressive kitchen/family dining room	Living room
Cloakroom & utility room	Convenient edge of town location
Short walk to Haslemere town centre	Double glazing and gas central heating
Detached double garage	Established gardens

A well presented modern and spacious 5 bedroom detached family home in a wonderfully convenient position within walking distance of the town centre and mainline station.

THE PROPERTY

Padrays was built in 2004 and more recently has been modelled to create a more family friendly open plan layout on the ground floor with an extra bedroom and shower room on the second floor. The property centerpiece is the impressive kitchen/family dining room a place where the family can relax, dine and cook all around the central granite topped island, complimented by an excellent range of kitchen units and integrated neff appliances. Beautiful limestone floor which gives this space character alongside the eye catching fireplace and gas wood burner. Elsewhere on the ground floor is the bright double aspect living room, cloakroom and handy utility room with an attractive and practical travertine floor, bedrooms 1, 2 & 3 are on the first floor, bedroom 1 has a range of smart bespoke wardrobes and drawers and a luxurious appointed ensuite shower room and an equally well appointed family bathroom, roll top bath which compliments bedroom 2 & 3. Bedrooms 4 & 5 are on the second floor with bedroom 4 having an ensuite shower, ideal for guests. The property has attractive wooden framed double glazed windows and gas central heating.

THE GROUNDS

Padrays is approached by a timber 5 bar gate leading to the driveway offering plenty of parking and leading to the detached double garage located at the rear of the house. The grounds themselves are mainly laid to lawn with a variety of mature trees, there is a large paved sun terrace at the rear of the house, spilling onto the lawn and a wonderful view onto the woodland beyond the garden.

SITUATION

Haslemere Town Centre provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee shops/cafes. The main line station 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 along with local shops and Haslemere Library. Lythe Hill Hotel on the outskirts of the town provides spa facilities and Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere Recreation Ground all provide sports and leisure facilities. 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.
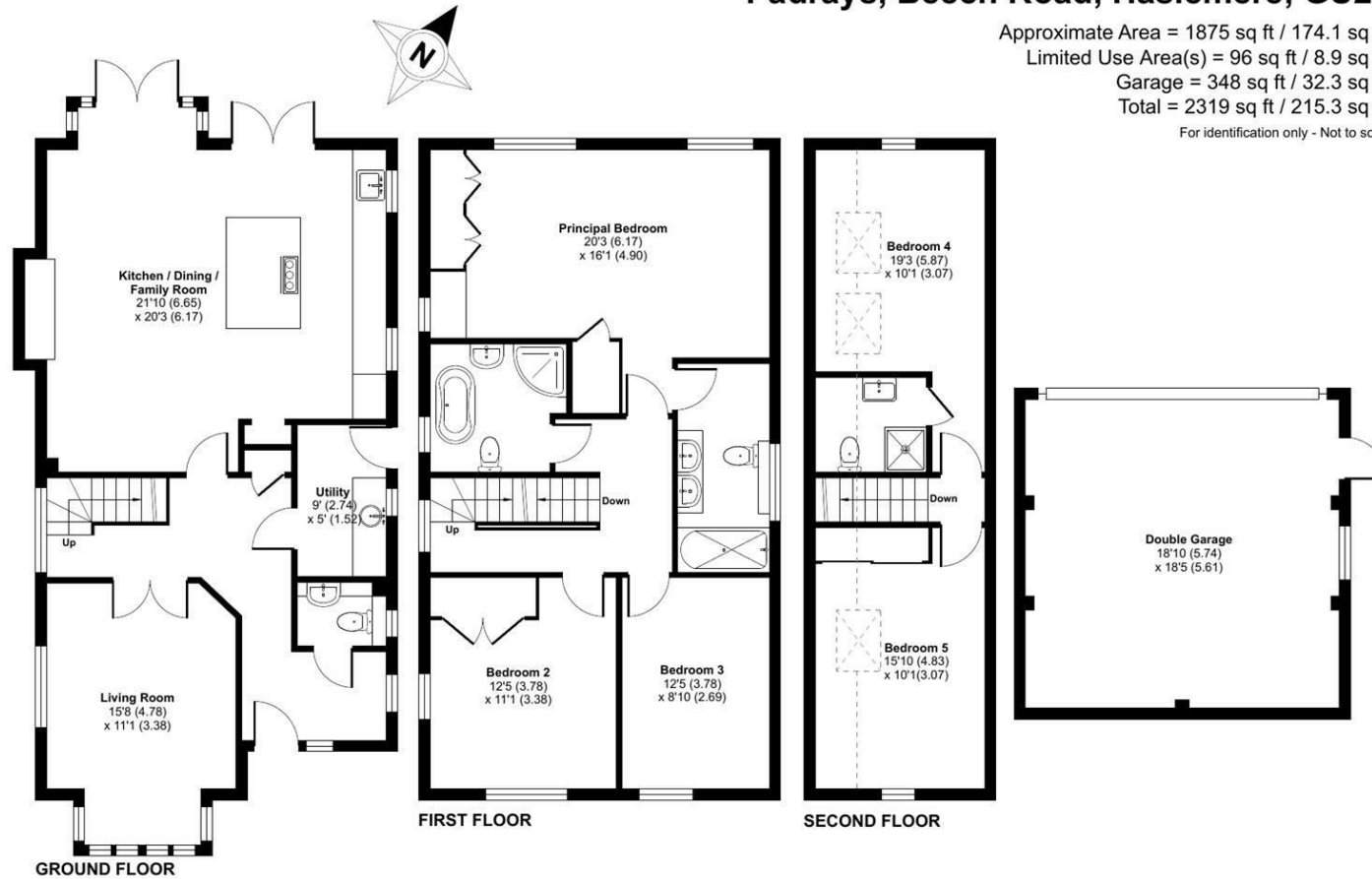
Weyhill shops and amenities 1.2 mile
Haslemere High Street 0.4 miles
Main line station 0.7 miles
A3 access at Hindhead 4.4 miles
Guildford 14.5 miles
Gatwick Airport 35 miles
Heathrow Airport 33.9 miles

All distances approximate

Padrays, Beech Road, Haslemere, GU27

Approximate Area = 1875 sq ft / 174.1 sq m
Limited Use Area(s) = 96 sq ft / 8.9 sq m
Garage = 348 sq ft / 32.3 sq m
Total = 2319 sq ft / 215.3 sq m
For identification only - Not to scale

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Kitchen / Dining / Family Room
21'10 (6.65) x 20'3 (6.17)

Principal Bedroom
20'3 (6.17) x 16'1 (4.90)

Bedroom 4
19'3 (5.87) x 10'1 (3.07)

Utility
9' (2.74) x 5' (1.52)

Up
Down
Up
Down

Double Garage
18'10 (5.74) x 18'5 (5.61)

Living Room
15'8 (4.78) x 11'1 (3.38)

Bedroom 2
12'5 (3.78) x 11'1 (3.38)

Bedroom 3
12'5 (3.78) x 8'10 (2.69)

Bedroom 5
15'10 (4.83) x 10'1 (3.07)

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Certified Property Measurer
RICS

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2024.
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LOCAL AUTHORITY
Waverley

COUNCIL TAX
Band G

SERVICES
Mains water, electricity, mains drainage gas central heating

26th June 2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	76	
(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

DIRECTIONS
From our office in Haslemere High Street proceed north on the A286 for approximately 0.3 miles. Turn into Beech Road and Padrys is 0.2 miles down the road on the right hand side.

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.