



Cranfield, Grayswood Road, Haslemere, Surrey GU27 2BW

CLARKE  GAMMON

CRANFIELD GRAYSWOOD ROAD HASLEMERE SURREY GU27 2BW

Freehold

An elegant and beautifully presented early Edwardian 6 bedroom character house with stunning level gardens, within a short walk of Haslemere town centre.

Cranfield was built in 1902 with classic Edwardian architecture and features including well proportioned and light rooms, high ceilings and sits perfectly within its plot of just over half an acre, overlooking the stunning West facing garden to the rear. While keeping all of its original charm, elegance and character features Cranfield has been thoughtfully enlarged and modernised with a focal point being the wonderful kitchen/breakfast room refitted in 2022 which has gas fired aga set into the former fireplace, floor to ceiling dresser style kitchen units and granite worktops. Also on the ground floor is the exquisite double aspect drawing room with bay windows overlooking the side and rear garden and classic limestone open fireplace, also with a rear garden aspect is the dining room which can be accessed from both the impressive entrance hall and sitting room/study which also has the delightful rear garden aspect. Lastly on the ground floor is a cloakroom and large utility room. The well balanced proportions continue with the bedroom accommodation with 6 double bedrooms set over the first and second floors. Bedroom 1 has a side and rear aspect and en-suite bathroom. The family bathroom serves bedrooms 2 & 3. Bedroom 4 is served by the shower room and WC. Bedrooms 5 & 6 on the second floor share another large bathroom off which is a handy store/attic space.

- **Early Edwardian detached house**
- **Double aspect drawing room with open fireplace**
- **Wonderful kitchen/breakfast room (refitted in 2022)**
- **Detached garage and store room above**
- **Stunning west facing rear garden**
- **6 double bedrooms & 4 bathrooms**
- **Dining room and sitting room/study**
- **Large utility room and 2 airing cupboards**
- **Stores & outbuildings**
- **Overall plot size of 0.5 acres**

CG HASLEMERE

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Local Authority: Waverley Tax Band H

Services: Mains water, gas and electricity









SITUATION

The property is situated within walking distance of the Town Centre which provides a comprehensive range of shops including Waitrose, Boots, WH Smith, restaurants, pubs, hotel and coffee bars. Less than one mile away, 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. Lythe Hill Hotel on the outskirts of the town provides

spa facilities, Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere 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.



DIRECTIONS

From our office in Haslemere High Street proceed north towards Grayswood and the property will be found on the left hand side approximately 0.2 miles after the crossroads.

17th June 2024

High Street 0.3 miles
 Health Centre and Community Hospital 0.3 miles
 Main line station 0.9 miles
 Weyhill amenities 1.3 miles
 A3 access at Milford 7 miles
 Guildford 14 miles
 All distances approximate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Grayswood Road, Haslemere, GU27

Approximate Area = 3844 sq ft / 357.1 sq m

Limited Use Area(s) = 46 sq ft / 4.3 sq m

Garages = 500 sq ft / 46.4 sq m

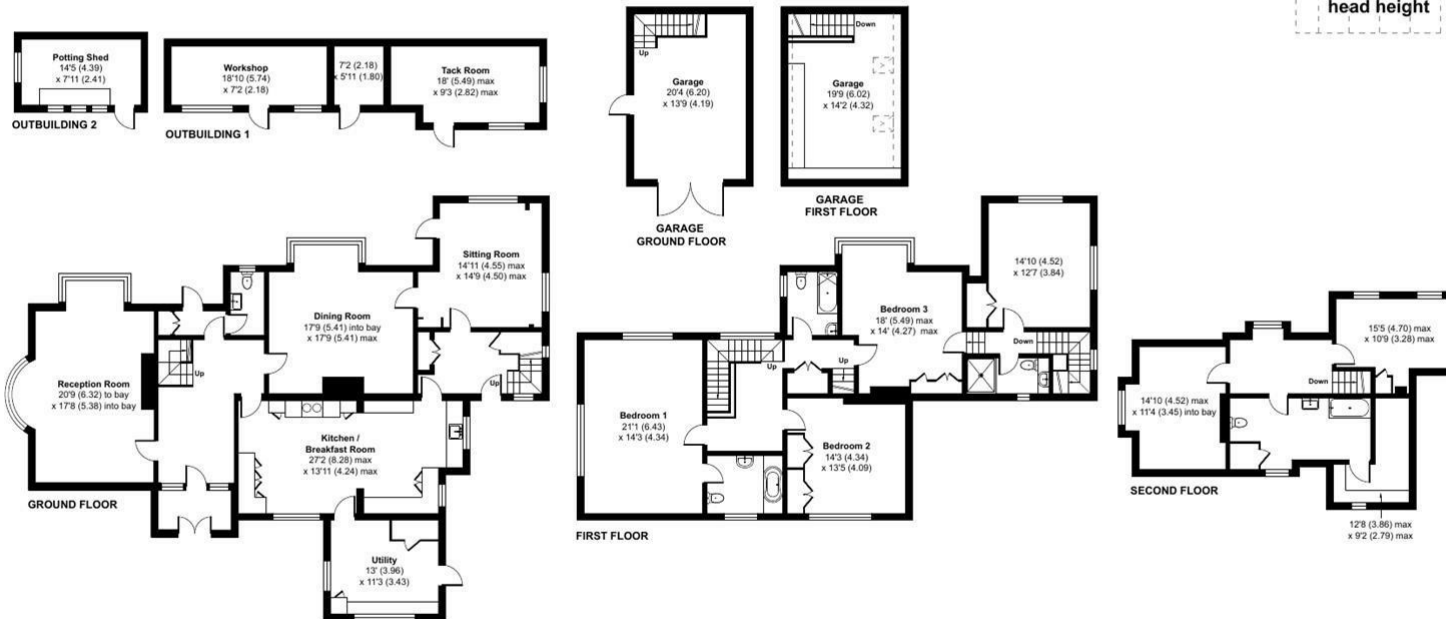
Outbuildings = 454 sq ft / 42.2 sq m

Total = 4844 sq ft / 450 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). © n|cheom 2024. Produced for Clarke Gammon. REF: 1132045

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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