



**Redcot Lodge, Three Gates Lane, Haslemere, GU27 2LD**  
**Price Guide £900,000 Freehold**

CLARKE  GAMMON

**REDCOT LODGE THREE GATES LANE  
HASLEMERE GU27 2LD**

**Price Guide £900,000**

Potential to enlarge & extend, subject to necessary consents	0.27 acres of gardens and grounds
3 bedrooms	Attached Garage
CIL payments applicable	Secluded and private setting
Walkable to town centre	Views across the paddocks
All mains services available	Ample parking



**Detached Lodge house constructed in the 1950's, a very characterful with immense potential to enlarge, extend or demolish, subject to necessary consents.**

**THE PROPERTY**

The property is set in one of Haslemere's more premier roads with grounds and gardens of 0.27 of an acre. The house has 3 bedrooms, 1 shower room, sitting room, dining room, small kitchen, study and a large attached garage. Redcot Lodge is formally the Lodge to Redcot which is now a care home facility and the owners have decided to separate out and sell the Lodge. As it has had a commercial use there is a CIL payable of £58,813, the current owners are appealing the CIL levy, therefore it is unlikely the CIL will cost any more than this, but the figure is still not finalised, and the new owner will be liable for that CIL and any further extensions or alterations will be CIL applicable (£541.55 per sqm). It is a very secluded and private setting backing onto gardens and paddocks. A very attractive property on Three Gates Lane and has a total size of just under 1600 sq ft, there is immense potential to improve and enlarge the configuration of the property. The current condition of the property is fairly poor and has had staff living in it for the past 15-20 years, so whilst the property appears to be structurally sound any family moving in will want to undertake fairly significant upgrades and changes, the obvious first step would be to convert the garage to a kitchen/family living room and possibly extend to the side.



## THE GROUNDS

The grounds and gardens of 0.27 of an acre which is incredibly overgrown, with views across the paddock

The property lies outside the settlement boundary for Waverly.

## 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.

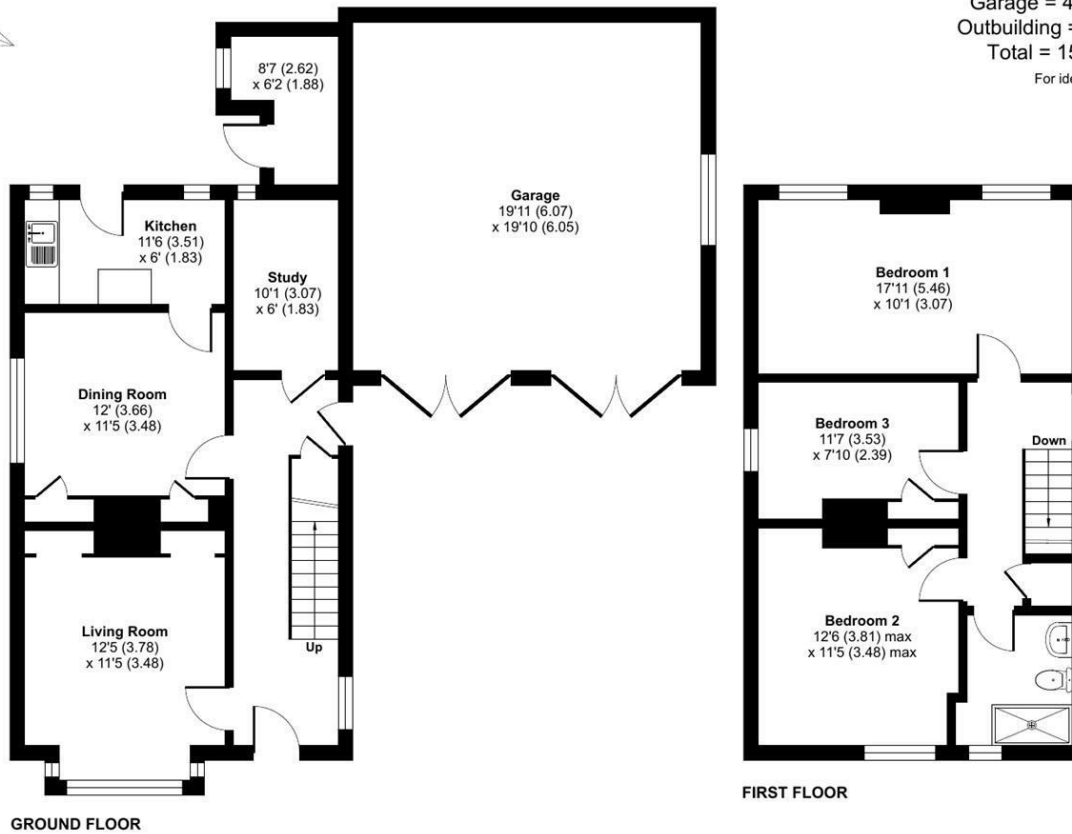
Haslemere High Street 1.0 miles  
Weyhill shops and amenities 1.9 mile  
Main line station 1.5 miles  
A3 access at Hindhead 6.7 miles  
Guildford 15 miles  
Gatwick Airport 36 miles  
Heathrow Airport 34 miles

All distances approximate

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Approximate Area = 1143 sq ft / 106.1 sq m  
 Garage = 400 sq ft / 37.1 sq m  
 Outbuilding = 40 sq ft / 3.7 sq m  
 Total = 1583 sq ft / 147 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1076026

## LOCAL AUTHORITY

Waverley

## COUNCIL TAX

Band D

## SERVICES

Mains water, electricity, mains drainage  
 gas central heating

11th July 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>		<b>77</b>
(55-68) <b>D</b>	<b>53</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

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## DIRECTIONS

From our office in Haslemere High Street proceed north (A286) turning right at the crossroads into Three Gates Lane, Redcot Lodge is located part way up the Lane on the right hand side near the care home

## 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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