



**Whitcombe House, 31 St. Christophers Road, Haslemere,  
Surrey, GU27 1DQ**

CLARKE  GAMMON

**WHITCOMBE HOUSE, 31 ST. CHRISTOPHERS ROAD, HASLEMERE, SURREY, GU27 1DQ**

Beautiful detached Victorian house	Superbly presented
3 Double bedrooms	Kitchen/Breakfast room
Sitting & Dining room	Utility & Cloakroom
Landscaped gardens	Wet room and bathroom
Large driveway with electric gates	Walking distance of mainline station and shops



**An impressive double fronted Victorian detached house beautifully finished and presented in a central location within walking distance of shops, cafes and mainline station.**

**THE PROPERTY**

This exquisite wisteria clad property has wonderfully attractive elevations typical of its era, with double fronted bays, sash windows and welcoming entrance porch. The standard of finish and presentation is impeccable with the sitting and dining rooms both having fireplaces, period style radiators and ornate coving. The sitting room also has a wood burner and french doors to the outside dining and BBQ area. The bespoke kitchen/breakfast room is just as impressive with a large central island, aga, integrated appliances and bifold doors to the outside. Also on the ground floor is a utility cupboard and cloakroom. On the first floor is a luxuriously appointed family bathroom and there are 3 well appointed bedrooms, bedroom 1 has fantastic ensuite wet room and bedrooms 2 & 3 have bespoke built in wardrobes. The property has CCTV, outside security and general lighting and electric gates.



## THE GROUNDS

Outside behind the properties electrically operated gates there is a large resin bond driveway providing off street parking for several cars. There is an additional parking space adjacent to the entrance. The rear garden is designed to be low maintenance and has an artificial lawn enclosed by raised timber borders and painted fencing. The main feature is the fabulous outside dining area with a smooth finish paving, space for a large table & chairs and open fire.

## SITUATION

St Christopher's Road is centrally located in Weyhill within a stone's throw of the shops and amenities which include Tesco and M&S Food. Haslemere Leisure Centre, the main line station (London Waterloo in under one hour) and High Street are all within walking distance. The town centre offers a comprehensive range of shops and boutiques including Waitrose, WH Smith and Boots, restaurants, public houses and coffee bars including Costa. The Coppa Club and Lythe Hill hotels both have spas and further leisure and sports facilities can be found at The Edge, Woolmer Hill and Haslemere Recreation Ground. There are numerous golf courses of high quality including Hindhead, Hankley, Blackmoor, Liphook and Old Thorns Golf and Country Club nearby. The area is renowned for its excellent schools, both state and private and the town is surrounded by beautiful countryside including the National Trust owned Hindhead Common and Devils Punchbowl. The A3 can be accessed at the Hindhead giving connections to the M25, Heathrow and Gatwick airports and the south coast.

Main line station 0.4 mile  
High Street 0.8 mile  
A3 access at Hindhead 3.3 miles  
Godalming 10.4 miles  
Guildford 15.8 miles

All distances approximate

# St. Christophers Road, Haslemere, GU27

Approximate Area = 1318 sq ft / 122.4 sq m  
 Outbuilding = 267 sq ft / 24.8 sq m  
 Total = 1585 sq ft / 147.2 sq m  
 For identification only - Not to scale



## LOCAL AUTHORITY

Waverley

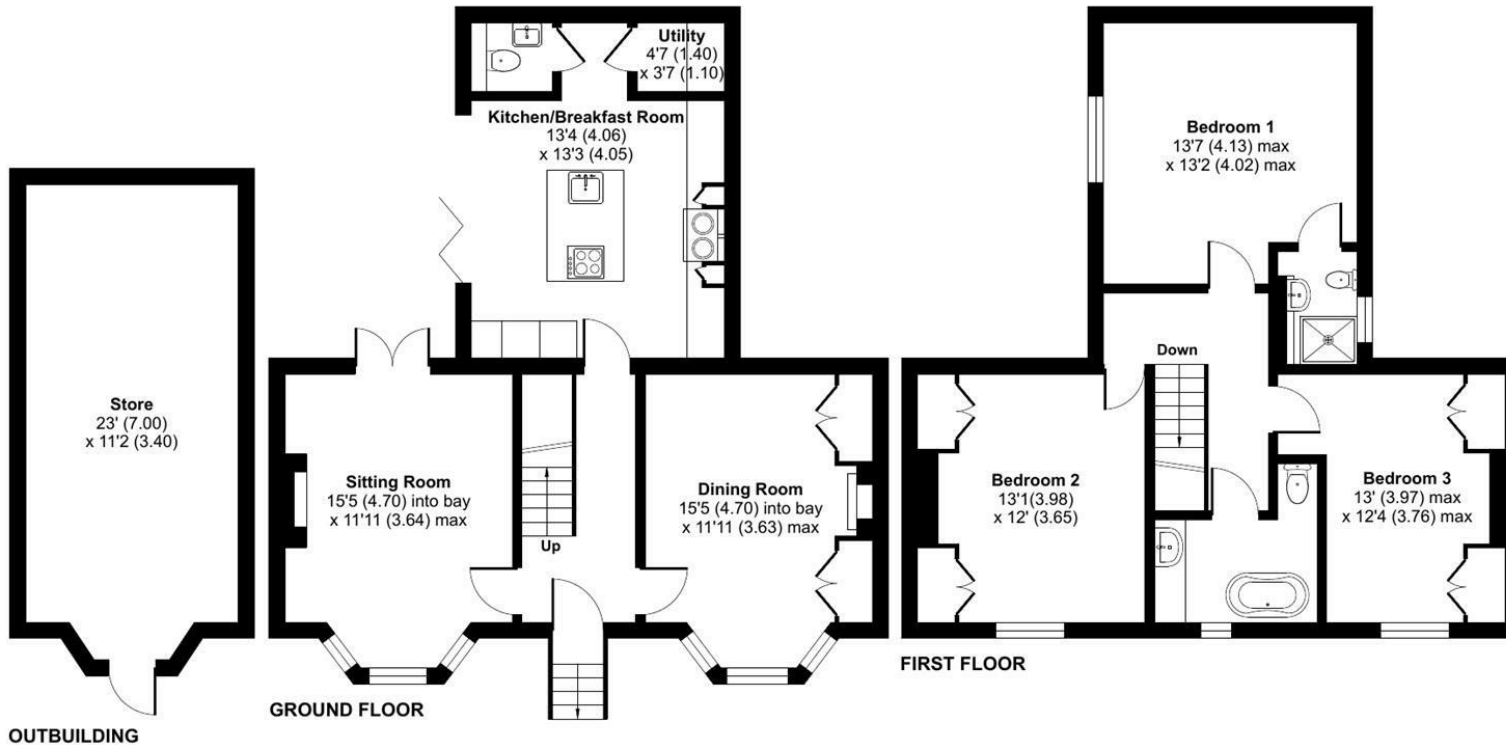
## COUNCIL TAX

Band D

## SERVICES

Mains water, electricity, mains drainage  
 gas central heating

14th November 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>78</b>
(55-68) <b>D</b>	<b>65</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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Clarke Gammon. REF: 1207428

## CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

## DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall into Lower Street. Continue on passing the railway station and under the railway bridge. At the top of the hill turn left into St Christopher's Road and the property will be found on the left hand side in a small cul de sac just before rejoining Weyhill.

## 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  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

