



19 Church Road, Haslemere, Surrey GU27 1BJ
Freehold

CLARKE  GAMMON
1919

19 CHURCH ROAD HASLEMERE SURREY GU27 1BJ

Stunning townhouse
Incredible open plan
kitchen/dining/family room

Living room

Attractive double glazed
windows

Private south west facing
rear garden

3 bedrooms, 2 shower rooms

Utility and cloakroom

Under floor heating to the
ground floor

Driveway and EV charging
point

Walking distance to the town
centre and train station



**An absolutely stunning 3
bedroom townhouse, superbly
presented and enlarged, and just
a few minutes walk to both the
town centre and mainline
station.**

THE PROPERTY

Built in 2007 this fabulous home has an almost unique blend of being in an established residential road, yet just a few minutes of a walk to Haslemere town centre and high street along with the mainline station. More recently the property has been extended on the ground floor creating an outstanding open plan kitchen, dining, family room with almost full width sliding glazed doors framing a lovely view onto the south west facing rear garden. As part of the extension a study and utility room were created from the former garage, and the whole of the ground floor has wet system underfloor heating. Also on the ground floor is a cosy bay fronted living room and cloakroom. There are 3 bedrooms on the first floor, bedroom 1 enjoying a front aspect, built in wardrobes and a luxuriously appointed ensuite shower room, refitted in 2024. The main shower room was also refitted to the same exemplary standard in 2024 and services bedrooms 2 & 3. There is radiator central heating to the first floor and the property also has attractive replacement double glazed windows which were installed in 2024.



GARDENS AND GROUNDS

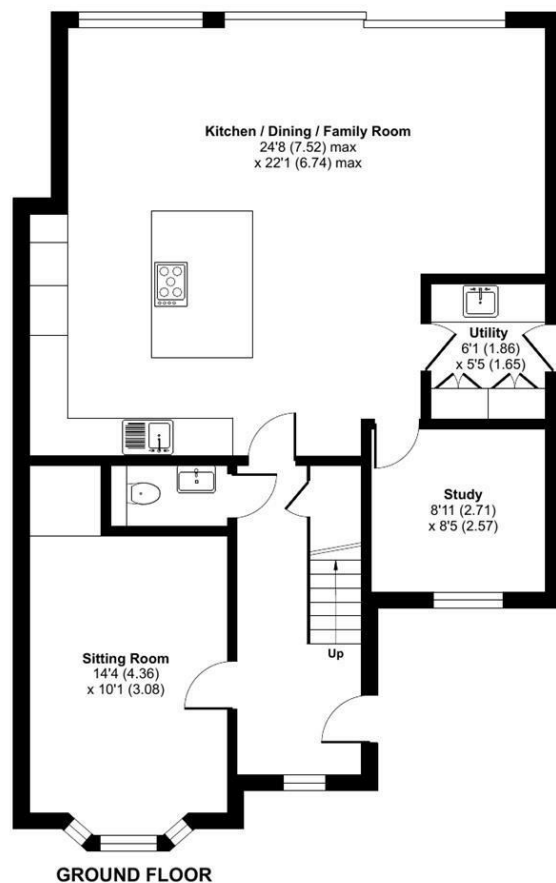
Outside to the front is a smart brick paved driveway with plenty of parking and turning bay and an EV charging point. Gated side access leads to the rear garden where there is a superb full width paved terrace which seamlessly joins the rear of the house with level and well manicured lawn beyond. There are shaped and contoured flower and shrub borders and a small garden shed. The whole enjoys an excellent degree of privacy and a sunny south west facing aspect.

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 several 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.

St Bartholomew's School 0.1 miles
High Street on foot 0.4 miles
Main line station 0.4 miles
Health Centre 0.4 miles
A3 access at Hindhead 4 miles
Guildford 15 miles

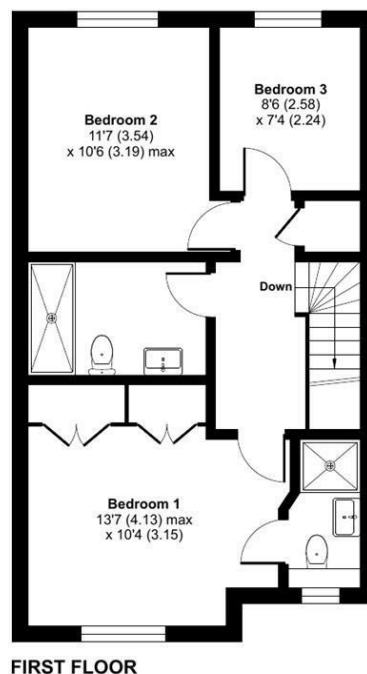
All distances approximate



Church Road, Haslemere, GU27

Approximate Area = 1462 sq ft / 135.8 sq m

For identification only - Not to scale



LOCAL AUTHORITY

Waverley

COUNCIL TAX


Band E

SERVICES

Mains water, electricity, mains drainage
gas central heating

14th February 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	86
	EU Directive 2002/91/EC 	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chem 2025. Produced for Clarke Gammon. REF: 1242732

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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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LIPHOOK OFFICE
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