



Lavendel, Camelsdale Road, Haslemere, Surrey

**LAVENDEL 137 CAMELSDALE ROAD
HASLEMERE SURREY GU27 3RQ**

Stunning period cottage

Close to Camelsdale School
and Recreation ground

Fabulous Heritage
Conservatory

Double Glazing

Beautiful gardens with raised
deck with Home Office

Private & Secluded location

4 double bedrooms, Shower
Room & Bathroom

Sitting Room, Dining Room &
Snug

Bespoke Farrow & Ball
Kitchen

Garage/Parking



**A stunning period cottage in the
heart of Camelsdale, tucked away
in a private and secluded setting
amongst its picturesque and
superbly maintained gardens.**

THE PROPERTY

Lavendel dates from the early 1700's and over a period of time has been carefully and lovingly restored by the current owners who have created a beautiful character home. The cottage nestles in a uniquely private position but is also just a short walk from the popular village school, recreation ground and Mill public house. This warm and inviting home is complemented by a fabulous heritage style conservatory, painted in Farrow & Ball, which has under floor heating and panoramic views out over the picturesque well maintained gardens. Also on the ground floor is the sitting room with a woodburner and like the hallway, has beautiful flagstone flooring. The intimate yet spacious snug and elegant dining room, which has an open fire, both have oak floors and lead into the conservatory. The bespoke kitchen painted Farrow and Ball has a Iroko worktops, Italian slate tiles and butler sink, an adjoining larder and a luxuriously appointed ground floor shower /utility room. There are 4 bedrooms on the 1st floor complemented by the main bathroom where a roll top bath continues the period styling, with bedroom 4 currently used as a dressing room.



THE GROUNDS

Outside, Lavendel has it's own garage which is set off the Camelsdale Road. Private pedestrian access via an electric gate brings you into the oasis like gardens, with a wide shingled path leading to the front door and porch. The whole is enclosed by beautifully maintained hedges with lawns to the front, side and back and a wonderful raised deck, perfectly positioned, to take in the westerly views, ideal for evening sundowners and bbq's with an adjoining Home Office/Summerhouse

SITUATION

On the edge of the South Downs National Park, Camelsdale village provides Arnolds Garage petrol station/convenience store, a popular school and the National Trust owned Marley Common and Shottermill Ponds. In nearby Weyhill are Tesco and M & S Food along with local shops, cafes and restaurants. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, restaurants, public houses and coffee bars. There are two hotels; The Georgian in the High Street and Lythe Hill both of which have spas. The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast.

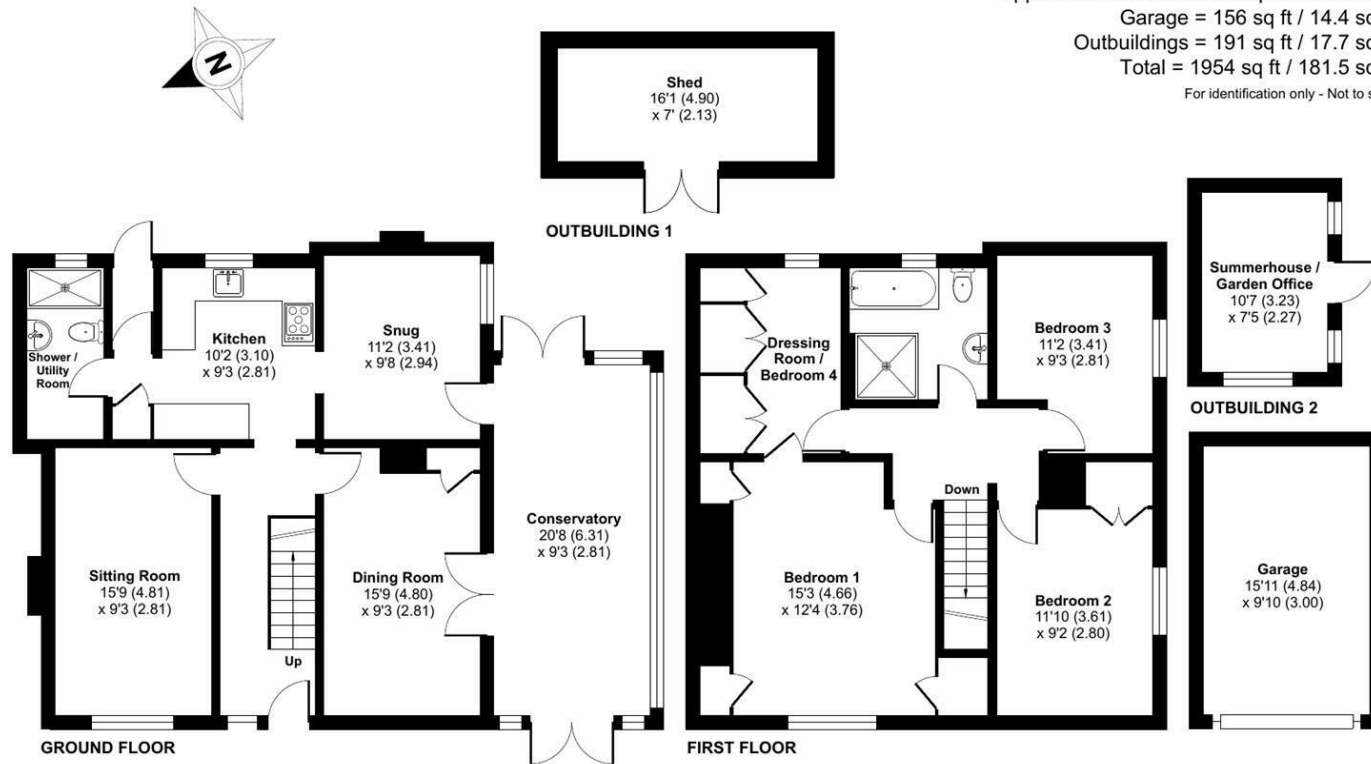
Haslemere main line station 0.9 miles (on foot)
 Haslemere Town Centre 1.5 miles (on foot)
 A3 access at Hindhead 2.8 miles
 Godalming 10 miles
 Guildford 17 miles

All distances approximate

Camelsdale Road, Camelsdale, Haslemere, GU27

Approximate Area = 1607 sq ft / 149.2 sq m
 Garage = 156 sq ft / 14.4 sq m
 Outbuildings = 191 sq ft / 17.7 sq m
 Total = 1954 sq ft / 181.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Clarke Gammon. REF: 1284733

LOCAL AUTHORITY

Chichester District Council

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
 gas central heating

2nd June 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst). Continue for approximately one mile then turn right at the sharp left hand bend. At the 'T' junction turn right then almost immediately left onto Camelsdale Road. Lavendel, No. 37 will be found on the left hand side prior to the 1st turning into Marley Lane.

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
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