



Bunch Lane, Haslemere, Surrey
Freehold

CLARKE  GAMMON

BOSKY DELL BUNCH LANE HASLEMERE SURREY GU27 1ET

Superbly presented modern detached bungalow

Open plan kitchen dining room

Spacious triple aspect living room with wood burner

Large family/games room

Main bedroom with en-suite shower room

Additional double bedrooms and family bathroom

Bedroom 4/study

Utility room and shower room

Private and peaceful south & west facing gardens with Home Office



A superbly presented, 4 bedroom detached bungalow in a private and tranquil setting, set amongst its delightful gardens, close to Haslemere town centre and walking distance to the mainline station.

THE PROPERTY

Bosky Dell was originally built in 1974 and in their ownership has been fully and sympathetically modernised by the current owners. The property has also been extended to create light, airy and adaptable accommodation taking full advantage of its completely private and peaceful setting. The spacious main reception hall gives direct access to the more recent addition to the property including, a roomy light filled family/games room with a high vaulted ceiling, utility room and study/bedroom 4. The kitchen/dining room has an open plan design, a front south westerly aspect, with the kitchen incorporating an excellent range of integrated appliances. There is a secondary front door and hall giving access to the triple aspect living room which has a wood burner and door spilling out onto the secluded patio area. Bedroom 1, enjoys the same aspect with fitted wardrobes and well equipped en-Suite shower room. The guest bedroom 2 and bedroom 3 are both sizeable doubles and the luxuriously re fitted main bathroom is Jack and Jill to the inner hall and guest bedroom. Other features of note include an additional shower room off the main hall, excellent levels of storage, gas central heating and double glazing.



THE GROUNDS

The property is approached by a generous driveway, with parking for several cars and EV charging point. Centrally positioned in 1/3 acre plot, its private location, with wrap around gardens feature 3 decked areas, 3 sheds and a smart home Office. The main areas of garden face south & west with a paved pathways and a well maintained, slightly raised lawn, retained by railway sleepers with shrub and flower borders.

SITUATION

Haslemere offers a comprehensive range of shops, including Waitrose, Tesco, M&S Food and Boots, along with boutiques, restaurants, public houses and coffee bars including Costa. There are two hotels: The Coppa Club in the High Street, and Lythe Hill which has a spa. Haslemere Leisure Centre offers excellent sports facilities, including swimming, squash and gym. Haslemere recreation ground and Woolmer Hill School provide additional facilities for football, cricket, tennis and rugby. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private. The nearby mainline station provides a fast and frequent train service into London Waterloo in under one hour, and the A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside, much of it owned by the National Trust.

Wey Hill shops and amenities - 0.3 miles

Mainline station - 0.7 miles

Town Centre - 1.2 miles

A3 access at Hindhead - 3.2 miles

Guildford - 17 miles

Godalming - 10 miles

National Trust Devils Punchbowl 3.5 miles

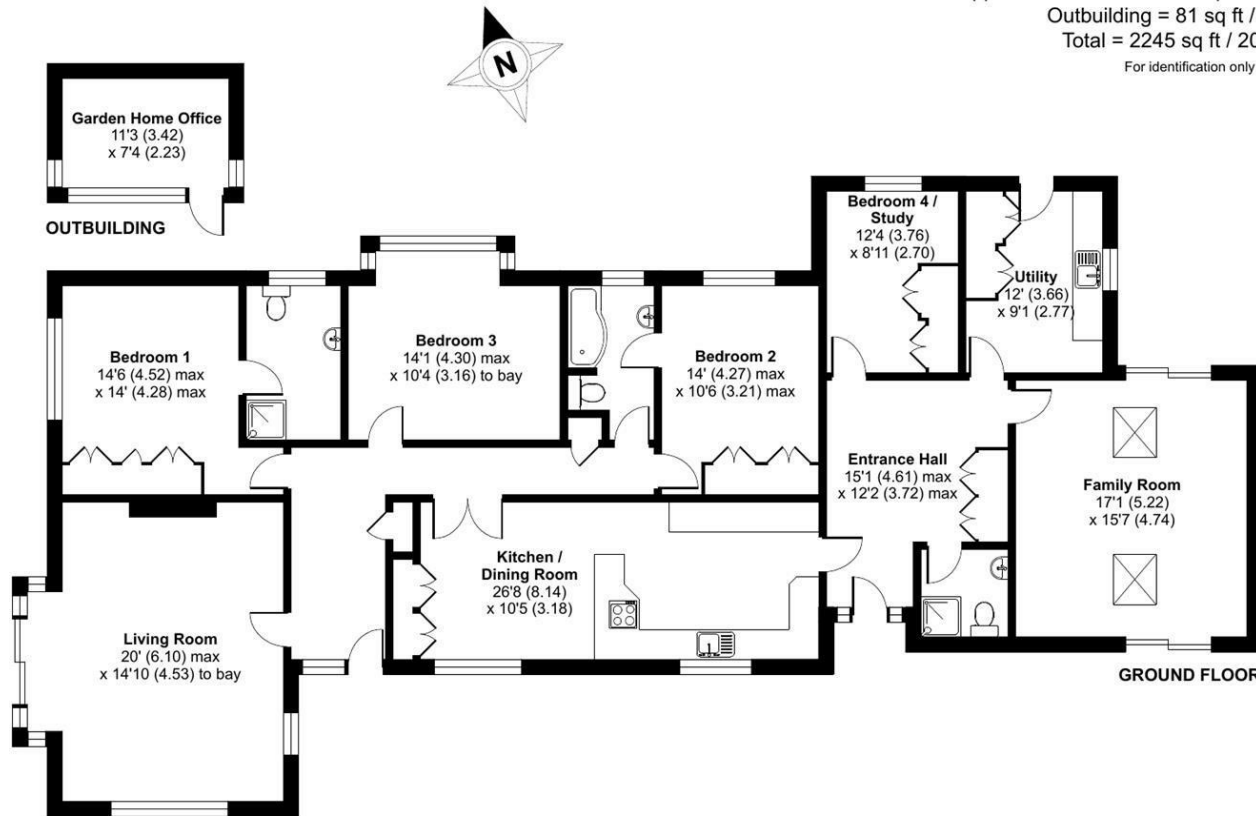
Bunch Lane, Haslemere, GU27

Approximate Area = 2164 sq ft / 201 sq m

Outbuilding = 81 sq ft / 7.5 sq m

Total = 2245 sq ft / 208.5 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°chem 2025. Produced for Clarke Gammon. REF: 1302133

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band G

SERVICES

Mains water, electricity, mains drainage
gas central heating

20th June 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		
		EU Directive 2002/91/EC

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.

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street. Continue until reaching St Christopher's Green on your right. Turn right and at the junction continue straight over into Bunch Lane. Continue for a third of a mile, where Bosky Dell will be found on the left hand side, 2nd right up the private shared driveway.

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

