



**Wey Gardens, Camelsdale, Haslemere, Surrey**  
**Freehold**



## 10 WEY GARDENS HASLEMERE SURREY GU27 3SX

Smart Modern Terraced  
House

En Suite Shower Room &  
Bathroom

Kitchen Dining room

Low maintenance West  
Facing rear Garden

Close to Camelsdale School

3 Well proportioned  
bedrooms

Living Room

Cloakroom

Driveway Parking

Gas central Heating and  
Double Glazing



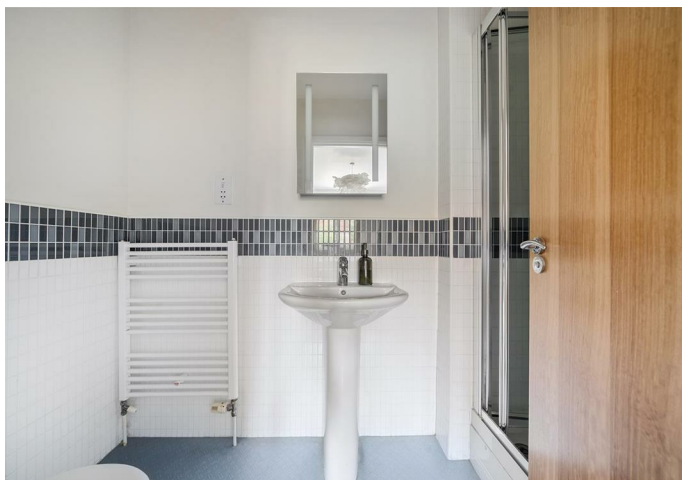
**A smart modern 3 bedroom  
terraced home within a quiet cul  
de sac in the popular village of  
Camelsdale.**

### THE PROPERTY

Wey Gardens is small and peaceful cul de sac located in the heart of the popular village of Camelsdale that has it's own well regraded primary school, large recreation ground and shops.

The property was built in 2006 and has been cleverly designed to make the very best use of it's overall space. On the ground floor is an entrance hall off which is a downstairs cloakroom. The living room features a light and neutral colour scheme, stairs to the 1st floor and has a wide opening to the dining area which also open up to the kitchen. This gives and a practical and open flow to the ground floor, with doors off the dining area into the sunny West facing garden.

On the 1st floor are 3 bedrooms with the main bedroom having an ensuite shower room and bedrooms 2 & 3 serviced by the main bathroom. Other features include gas central heating and double glazing.



## THE GROUNDS

The property enjoys a tucked away location towards the end of the cul de sac and has a paved covered entrance porch and driveway with parking for one car. To the rear the garden has a lovely sunny West facing aspect and has been predominately paved for low maintenance and easy up keep. There is also brick paving, an outside hose tap and garden shed.

## 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 1.3 miles

Haslemere Town Centre 1.5 miles

A3 access at Hindhead 2.8 miles

Godalming 10 miles

Guildford 17 miles

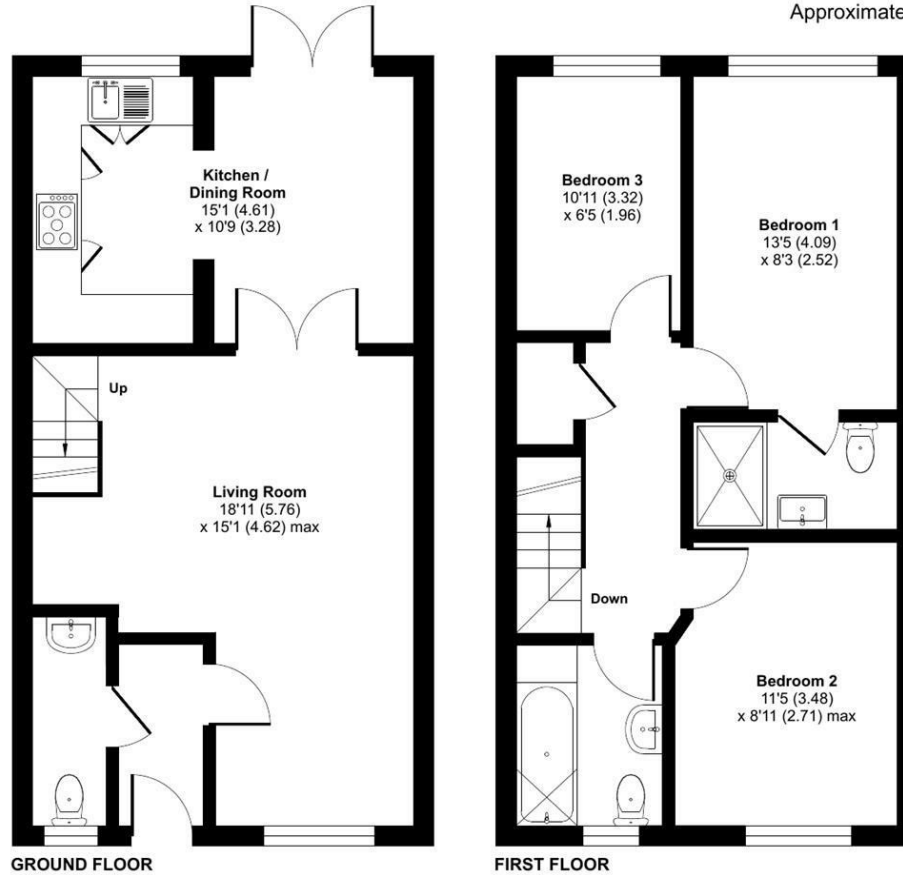
All distances approximate



# Wey Gardens, Camelsdale, Haslemere, GU27

Approximate Area = 924 sq ft / 85.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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: 1312586

## LOCAL AUTHORITY

Chichester District Council

## COUNCIL TAX

Band E

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

23rd June 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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 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. Wey Garden will be found a short way along on the right hand side - No.10 is towards the bottom of the close on the left.

## 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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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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