



Chilcroft Road, Haselmere,
Surrey GU27 1JJ.

CLARKE  GAMMON
1919

**1 CHILCROFT ROAD
HASLEMERE SURREY GU27 1JJ**

Freehold.

Chain free sale

Separate sitting room with fireplace.

Updated kitchen and bathrooms.

Attractive well designed gardens incl quality cabin

Good decorative order throughout.

Doors to garden and two patio areas

Impressive open kitchen/living/dining area

Family bathroom and ground floor shower room

Parking on front driveway and a separate side parking area.

Additional laid to lawn garden to side and a shed



**An impressive Three-Bedroom
Semi-Detached Home on a
Generous Plot, Within Walking
Distance of Shottermill Schools,
Weyhill Shops, and Haslemere
Mainline Station.**

THE PROPERTY

With no onward chain and occupying a generous and level plot at the beginning of Chilcroft Road, this attractive 1930s semi-detached property offers spacious and thoughtfully arranged accommodation. A well-executed ground floor extension has created a stunning open-plan kitchen/dining/family space, perfectly complemented by a bay-fronted sitting room featuring an open fireplace. Solid oak flooring runs through both the sitting room and open-plan living area, adding warmth and character. There is a welcoming entrance hall, whilst a stylish ground floor cloakroom/wet room complete the layout on this floor.

Upstairs, the first floor hosts three generously sized bedrooms, the largest room housing fitted bedroom furniture which spans the width of the room. A re-fitted family bathroom completes the accommodation on this level.



THE GROUNDS

Outside- The property occupies a corner position, which allows a wider than usual plot. To the front, a shingle driveway provides parking for two vehicles, with a paved path flanked by lawned areas leading to the entrance. Gated side access leads to a beautifully landscaped rear garden featuring shaped paved patios, lawns, a large garden shed with power and lighting, and a secondary driveway accessed via Lion Lane. At the very rear of the garden is a contemporary garden studio which is equipped with power, lighting, and a TV point, ideal for use as a home office or creative space.

SITUATION

Chilcroft Road sits just off Lion Lane-Nearby is the Weyhill area of Haslemere which includes Lion Green with its play area, Tesco and M & S Food, local shops, cafes, restaurants and Haslemere Library. There is a good selection of highly regarded state and private schools including the popular Shottermill Infant and Junior schools which are just a few minutes walk from the property. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, hotel, restaurants, public houses and coffee bars. Lythe Hill Hotel on the outskirts of the town has a spa and The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. 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. The town is surrounded by many acres of countryside much of it National Trust owned including the Devil's Punchbowl and Hindhead and Marley Commons.

Lion Green - 0.3 miles

Haslemere Station - 1.1 miles

Woolmer Hill School - 1.8 miles

Guildford - 15 miles

Heathrow T5 - 37 miles

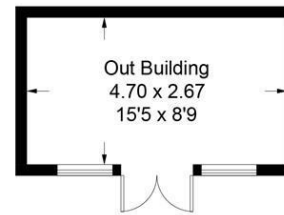
Approximate Gross Internal Area = 106.5 sq m / 1146 sq ft
 Out Building = 12.4 sq m / 133 sq ft
 Total = 118.9 sq m / 1279 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID523888)
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LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

3rd October 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(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 into Lower Street. Continue on passing the railway station and through Weyhill shopping area. At the traffic lights at Lion Green turn right into Lion Lane. After passing Shottermill Scholl, take the second right hand turn into Chilcroft Road, where the property will be found on the right hand side.

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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MAYFAIR OFFICE
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