



The Penthouse, 5 Rosewood, Park Road, Haslemere
Guide Price £1,000,000

CLARKE  GAMMON
WELLERS

The Penthouse, 5 Rosewood

PARK ROAD HASLEMERE SURREY GU27 2NJ

GUIDE PRICE £1,000,000

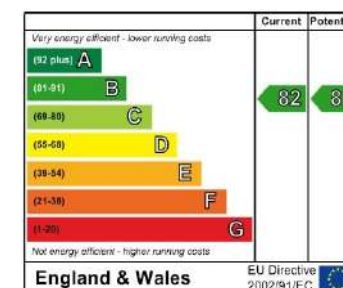
JUST A FEW MINUTES WALK OF THE HIGH STREET AND OFFERING EXCEPTIONAL VALUE FOR MONEY, ARGUABLY THE FINEST PENTHOUSE IN THE AREA COMBINING EXCEPTIONAL SPACE, STUNNING VIEWS AND LOCK UP AND LEAVE SECURITY.

Built by our vendor for his own occupation, the property was originally designed as two apartments, but for planning reasons the owner styled the space into - in the agent's opinion - the best penthouse in Haslemere combining easy living, peace and quiet, views and security in one of Haslemere's most desirable locations within easy reach of the town centre amenities and main line station.

A lift takes you to the second floor and upon entering the penthouse you will find the elegant and spacious reception accommodation to your right and the bedrooms to your left. A pull down ladder leads up to the loft space which provides a snooker room and extensive storage. The south facing reception room combines sitting, dining and cosy TV areas and leads to a study and the comprehensively fitted kitchen with family area and utility room off. The north facing master suite comprises bedroom, dressing room and bathroom and enjoys fine views towards Hindhead, whilst the guest bedroom and bedroom three are south facing and share the family bathroom. Approached from the entrance hall is the south facing balcony overlooking the front of the property.

A tarmacadam driveway leads to the garage, parking areas and main entrance. There is a discreetly located bin store behind the garage block and paved pathways lead either side of Rosewood to the gardens where you will find a paved sun terrace, manicured lawns and a full sized tennis court. An informal pathway provides a shortcut pedestrian access to Hill Road and the town centre beyond.

- Luxury penthouse apartment with lift
- 2,700 sq ft main floor accommodation plus 600 sq ft man cave
- Master suite comprising bedroom, dressing room and bathroom
- Guest bedroom with dressing room
- Bedroom three and bathroom
- Spacious reception room with study off
- Kitchen/breakfast room and utility room
- Beautifully presented communal grounds with tennis court
- Two garages (one currently used as a workshop) and parking
- Less than 0.5 miles from the High Street



HASLEMERE OFFICE

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Local Authority: Waverley Borough Council. Tax Band G

Services: All main services are connected









SITUATION

Haslemere provides a comprehensive range of independent shops, boutiques, restaurants, public houses and coffee bars together with Waitrose, M&S Food, Tesco and other High Street chains. The Georgian and Lythe Hill hotels both have spas and the town offers a wide range of sports facilities with several quality golf courses close by. Polo can be enjoyed at Cowdray Park in Midhurst and the popular horse racing and motorsports events at Goodwood are less than 18 miles away. There are excellent state and private schools in the area for all ages including St Edmunds, The Royal School and Amesbury in Hindhead, Highfield & Brookham Schools in Liphook and, in Haslemere, St Ives prep/pre prep.

The town is surrounded by miles of open countryside, much of it National Trust owned where walking and riding can be enjoyed. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides access to London, the M25 and motorway network and South Coast.



DIRECTIONS AND DISTANCES

From our office in Haslemere High Street turning left by the Town Hall onto Petworth Road then take the first right into Museum Hill. Proceed up the hill and over the crossroads into Old Haslemere Road. Take the right into Park Road and Rosewood will be found after a short distance on the right.

Town Centre 0.5 mile | Main line station 1 mile

A3 access at Hindhead 3.8 miles

Godalming 8.9 miles | Guildford 13.9 miles

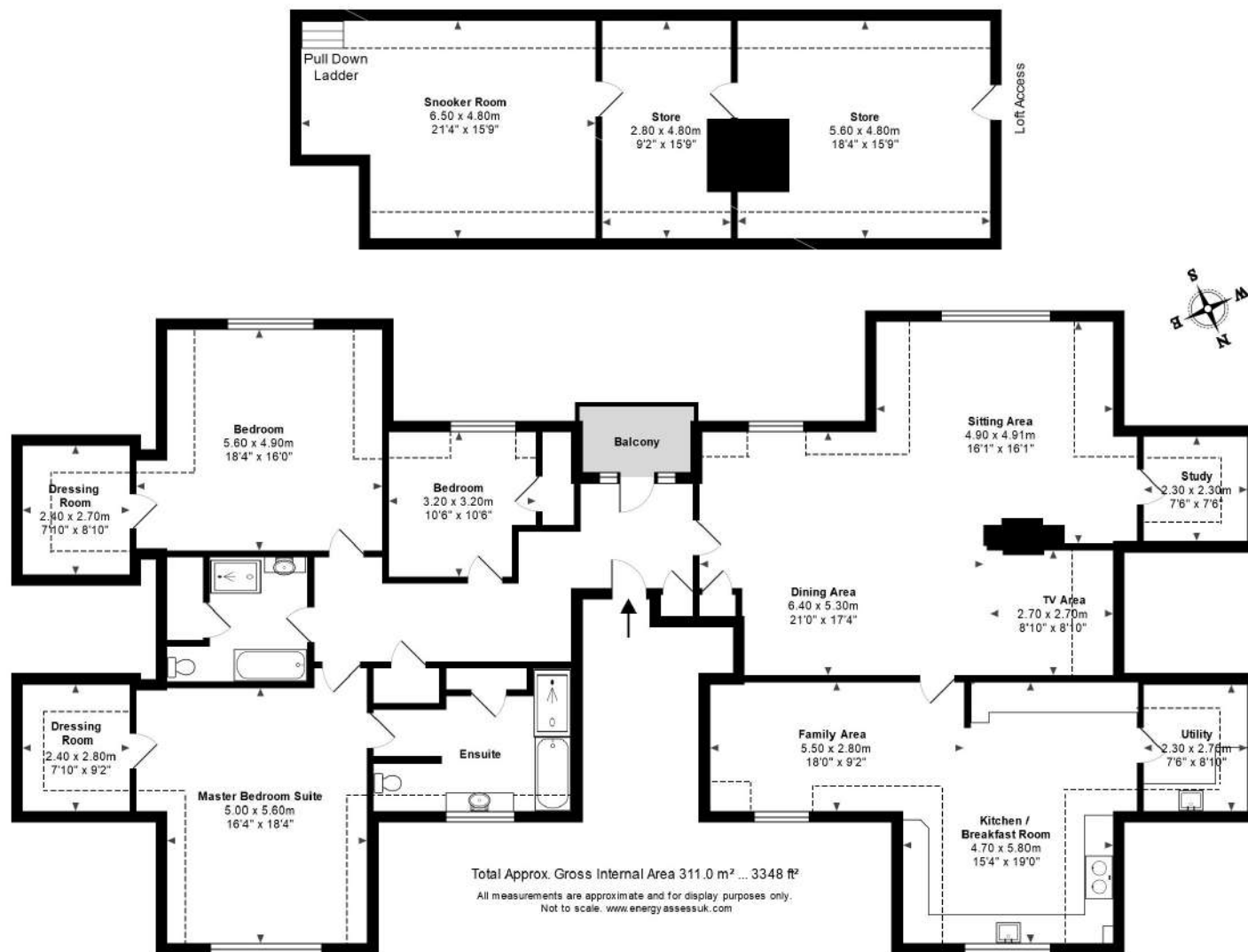
All distances approximate

TENURE

The apartment owns the freehold of Rosewood.

Service Charge £2,300 per annum

Apartments 1 - 4 pay an annual Ground Rent of £125



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
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HASLEMERE OFFICE
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LIPHOOK OFFICE
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