



Liphook Road, Haslemere, Surrey
Guide Price £865,000 Freehold

CLARKE  GAMMON

**STAFF OF LIFE HOUSE 42 LIPHOOK ROAD
HASLEMERE SURREY GU27 1PA**

Guide Price £865,000

Grade II listed detached cottage

Former Public House

Dining room and kitchen/breakfast room

Sitting room and snug with inglenook fireplace

Four/five bedrooms

Utility and shower room

Family bathroom and separate wc

Detached home office/studio

Detached double garage

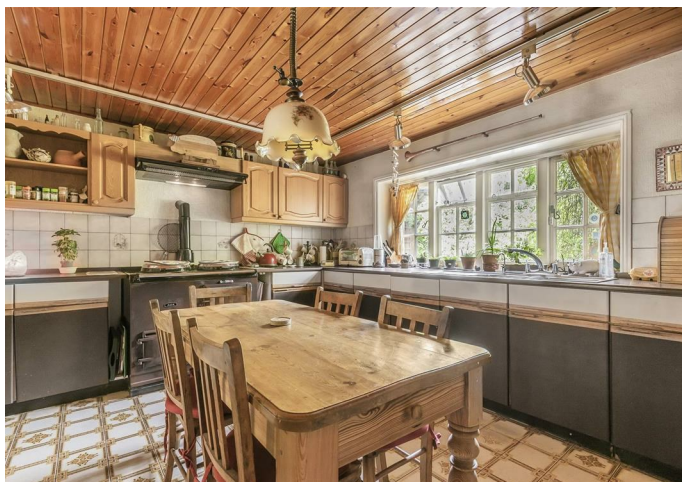
Pretty and well maintained gardens



**A wonderfully charming and
characterful Grade II listed
detached cottage, formerly a
public house, having spacious
accommodation, pretty gardens
and home office/studio.**

THE PROPERTY

Staff of Life House is a lovely character home converted from a public house in the late 1970s having attractive double fronted brick and half tile hung elevations with bay windows either side of the entrance porch. The property has typical Grade II listed period charm and appeal and retains many character features such as ceiling beams and the original inglenook fireplace in the sitting room and snug. The cottage is deceptive in size with four or five bedrooms including the attic space, well balanced ground floor accommodation, basement and a detached barn style home office/studio in the garden. The kitchen/breakfast room has a gas fired Aga, there is a utility room and ground floor shower/cloakroom, first floor bathroom room, additional separate wc and gas central heating.



THE GROUNDS

To the rear of the property and off Critchmere Lane is the driveway, providing parking for several cars, leading to the detached double garage having power and light. Also to the rear is the barn style home office/studio which has a shower room, utility room/potential kitchen and electric heating. The pretty gardens lie predominantly to the rear of the cottage where there is a lawn with brick edging, established specimen Acer tree, well maintained borders and a raised sun terrace. There are steps up to the front entrance area and porch but on a day to day basis access to the cottage is via the rear door.

SITUATION

Staff of Life House occupies an elevated position on the corner of Critchmere Lane and Liphook Road and is well placed for access to the schools in Camelsdale, Shottermill and Woolmer Hill. Arnolds Garage with convenience store, the National Trust owned Shottermill Ponds and The Mill public house are all just a short walk away. In nearby Weyhill are Tesco and M & S Food along with local shops, library, 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. The 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. 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.

Weyhill shops and amenities 0.3 miles
Haslemere main line station 1 mile
Haslemere High Street 1.5 miles
A3 access at Hindhead 3 miles
Guildford 17 miles

All distances approximate

Liphook Road, Haslemere, GU27

Approximate Area = 2518 sq ft / 233.9 sq m (includes garage)

Limited Use Area(s) = 64 sq ft / 5.9 sq m

Outbuilding = 372 sq ft / 34.6 sq m

Total = 2954 sq ft / 274.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Clarke Gammon Wellers. REF: 627497

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band G

SERVICES

All main services, gas fired central heating

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

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DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall into Lower Street and continue on passing through Weyhill shopping area. Shortly after going over the traffic lights by Tesco turn left onto Liphook Road. Proceed over the traffic lights then turn right into Critchmere Lane immediately before the railway bridge and the property will be found immediately on the right.

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
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

