



 kelway
law

Heath Road, Hammer, West Sussex GU27 3QL

GUIDE PRICE £450,000-465,000



Heath Road

At a glance:

- Immaculate Semi-Detached Cottage
- Principle bedroom with ensuite
- Two further bedrooms
- Kitchen/breakfast room opening to garden
- Front aspect sitting room
- Garden home office
- Front and rear garden

This admirable, well-presented three-bedroom, two-bathroom semi-detached home is nestled in the leafy semi-rural hamlet of Hammer yet within easy reach of the historic market town of Haslemere and its mainline railway station.

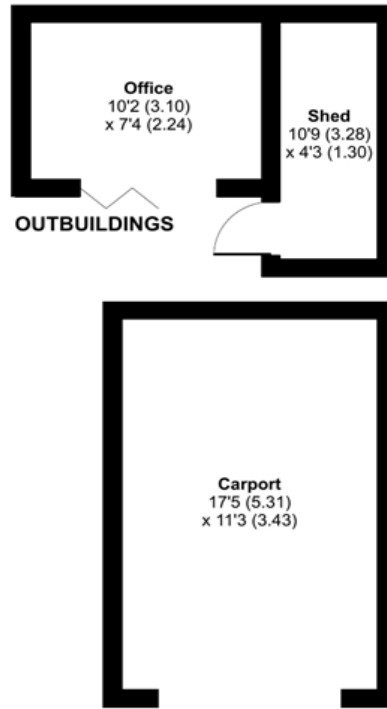
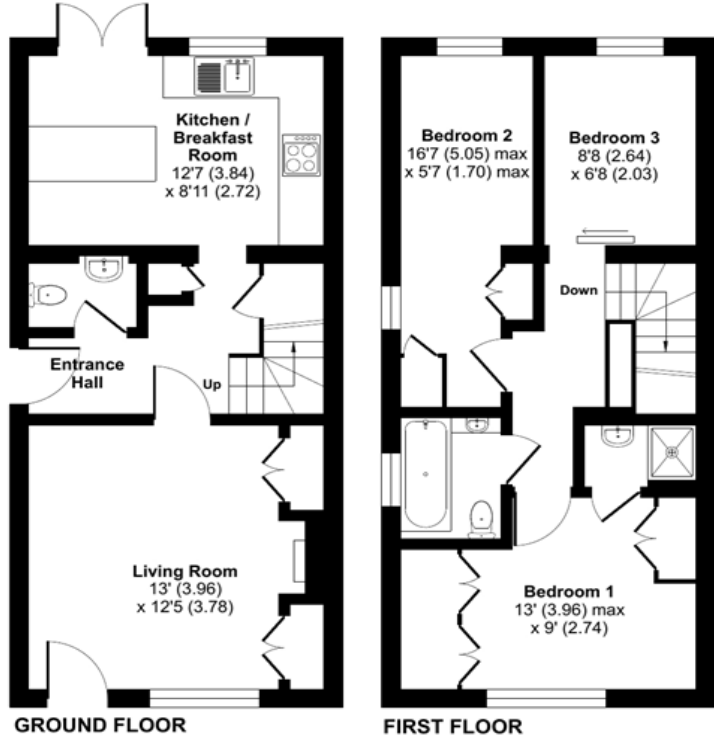
A private oasis, the property sits within secluded front and rear gardens with a path leading to the front door before opening to immaculately presented accommodation featuring principal bedroom with en-suite shower room alongside two further bedrooms and family bathroom.

The ground floor is where this charming cottage comes into its own with a front aspect sitting room featuring plantation shutter blinds, and deep built-in storage. The kitchen/breakfast room that sits at the rear of this home offers a pleasant outlook over the garden benefitting from integrated appliances including an induction hob, cooking hood, and wine fridge.

Outside, the lovely rear garden is accessed via patio doors leading from the kitchen and into the outdoor seating area. The pleasantly laid-to-lawn garden also provides an air-conditioned timber-laden home office, making it the ideal environment to work from home. The front garden is laid to lawn enclosed by a variety of hedging along with a car port, allowing off-street parking.



Approximate Area = 774 sq ft / 71.9 sq m (excludes carport)
 Outbuildings = 121 sq ft / 11.2 sq m
 Total = 895 sq ft / 83.1 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Haslemere & Surroundings

Located on the edge of the South Downs National Park, Hammer is a small hamlet on the outskirts of Haslemere. Within 1.5 miles of Haslemere's mainline station and 2 miles of the A3 trunk road, Hammer is an ideal position for those wanting to enjoy a semi-rural position close to National Trust land whilst the convenience of travel links and town centre. Haslemere is a thriving market town and offers a wide and varied range of shopping facilities with many multiple and individual stores.

There is a vast array of restaurants catering for most tastes, a range of coffee houses and the town is ideally located for the commuter with fast links to the airports and a station on the Portsmouth Waterloo line giving access to London in approximately 55 minutes. Haslemere is particularly well served with schools that are within walking distance and recreational facilities include The Herons Leisure Centre with its squash courts, gym and swimming pools and the South Coast is approximately 25 miles distant.

Additional Property Details:

Council Tax Band: C
 Local Authority: Chichester
 Services: Mains Gas, Electric & Drainage
 Tenure: Freehold
 Lease Length: N/A
 Service Charge: N/A
 Ground Rent: N/A
 What3Words:///hulk.heartened.bluffing



Agents Note:

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the relevant information. Do so particularly if contemplating travelling some distance to view a property. The appliances mentioned have not been professionally tested.

Viewings Arrangements:

Viewings are strictly by appointment with Kelway Law Estate Agents and can be booked by calling the local office or via our website www.kelwaylaw.co.uk

Referral fees:

Where we refer sellers and/or potential buyers to use the services of ancillary providers we receive a referral fee should you decide to use their services.

Conveyancing: We refer conveyancers from a panel selection and are paid a fee £200.00 for each transaction undertaken.

Mortgages: We refer to Gilmar Independent Financial Solutions and in doing so receive a payment the equivalent of 25% of the fee the broker receives in arranging the mortgage for you.

Are you selling locally?

Your property is our passion and we would be delighted to assist with your move. To book your free no obligation valuation call your local office or visit www.kelwaylaw.co.uk

Investment Purchase?

Buying a property to let then you'll need to know the in's and out's from rental value through to your legal obligations as a Landlord. Being members of Association of Regulated Letting Agents (ARLA) means that you can be sure of a professional knowledgeable person looking after your property.