



13 Chilcroft Road

Extended, four bedroom home with delightful garden.



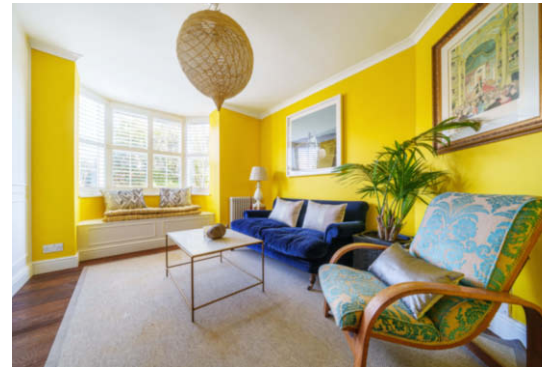
- ▶ **Attractive, Extended Semi-Detached Home**
- ▶ **Refitted Kitchen/ Breakfast Room**
- ▶ **Driveway Parking**
- ▶ **Principal Bedroom With En-Suite & Doors To Garden**
- ▶ **Delightful Mature Garden**
- ▶ **Four Flexible Reception Rooms (One With Log Burner)**
- ▶ **Utility Room & Shower Room**
- ▶ **Three Further Bedrooms**
- ▶ **Updated Family Bathroom**
- ▶ **Walking Distance Of The Mainline Station & Fantastic Local Amenities**

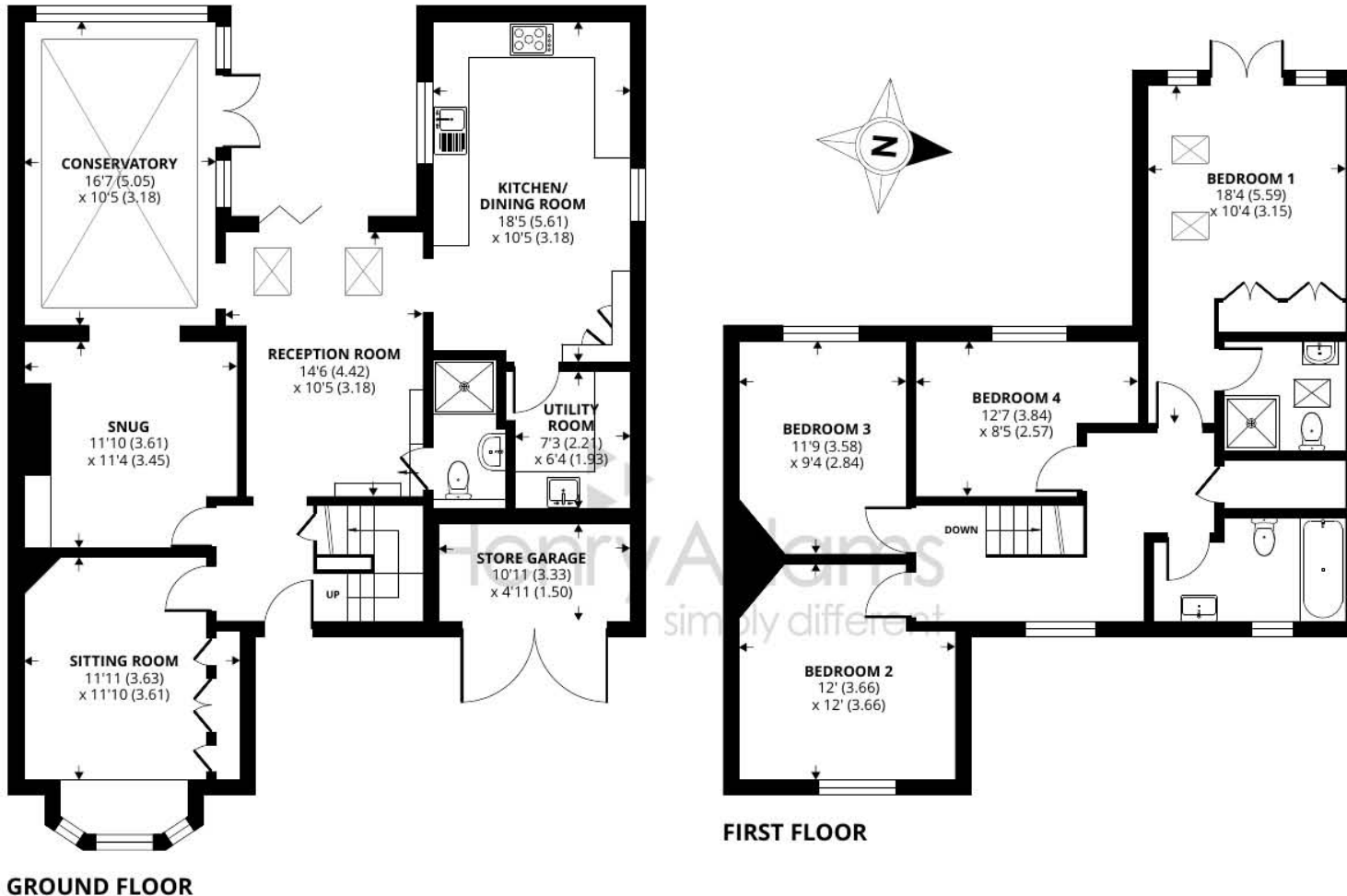
Introducing this elegant four bedroom semi-detached home, situated in a sought-after location. As you ascend the steps leading to the front door, you are greeted with a warm and inviting entrance.

Beyond the hallway, discover the central library that exudes tranquillity. With its bi-folding doors leading to the courtyard, natural light streams in, creating an idyllic reading or lounging space. The library grants you secret access to a shower room through a hidden door. Adjacent to the library, a beautifully designed kitchen diner welcomes you. Offering a blend of functionality and style, with a separate utility room conveniently located nearby. Meanwhile, across the library you will find a conservatory for formal dining or hosting guests under the stars. Behind this there is a snug with a cosy wood burner to retire to. In addition at the front of the house is a bay fronted formal living room.

Upstairs you are greeted by two generously proportioned double bedrooms, each offering natural light. A wrap-around landing guides you to an additional bedroom and a well-appointed family bathroom. Moving through the house the principal bedroom beckons with its private en-suite and direct access to the garden, adding a touch of luxury to your every-day living.

The outdoor oasis invites you to explore its three distinctive levels. The courtyard offers indoor outdoor living, further up transforms into a lawn and patio sun area. Embrace nature with the dahlia cut flower bed at the third garden level, where decking overlooks the stunning surroundings of Haslemere.





Chilcroft Road, Haslemere, GU27

Approximate Area = 1768 sq ft / 164.2 sq m

Store Garage = 56 sq ft / 5.2 sq m

Total = 1824 sq ft / 169.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1060575

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Conveniently located within easy reach of bustling Wey Hill and amenities including a M&S Food Hall, a very popular artisan coffee shop, award winning ice cream parlour, independent butcher and Lion Green, a delightful open park area with a children's playground. The well regarded Shottermill Primary and Junior Schools are very close by too. Haslemere mainline station is approximately 0.7 miles away and offers a fast service to London Waterloo in around 49 minutes. Haslemere town centre is approximately 1.4 miles and offers a comprehensive range of independent shops, boutiques, restaurants and coffee houses. There are excellent schools for all ages and leisure facilities including the Haslemere Leisure Centre. The surrounding area has some stunning countryside, much of which is in the ownership of the National Trust and offers excellent walking and riding opportunities.

Directions

SAT NAV: GU27 1JJ - What3words: startles.swinging.clips

Council Tax Band - Waverley Borough Council - Band D

Instagram: Follow us @haslemerepropertyclub

