



23 Scotlands Close, Haslemere, GU27 3AE

Guide Price £1,100,000 - Freehold

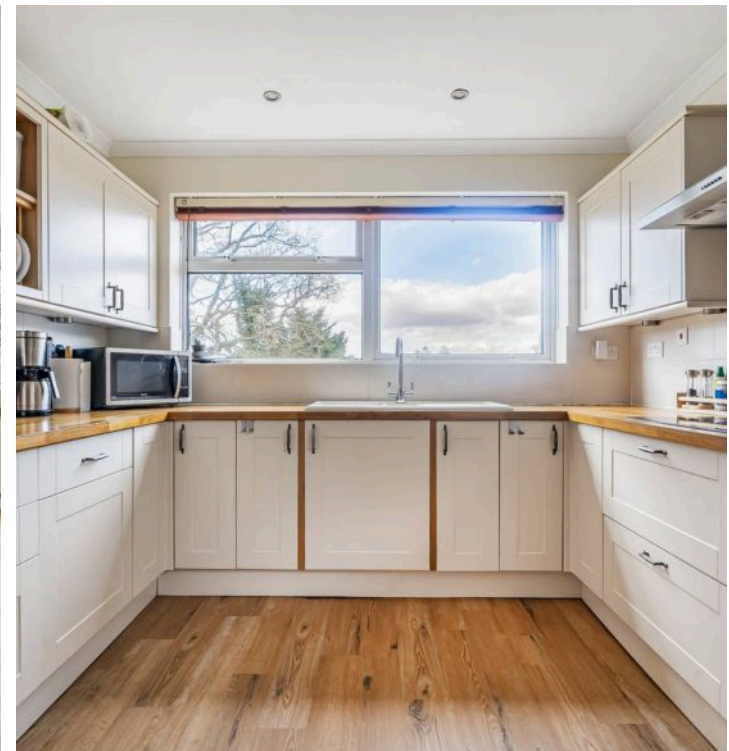
23 Scotlands Close

Haslemere

- Detached House In Popular Cul-De-Sac Location
- Living Room With Wood Burning Stove
- Bright Kitchen / Breakfast Room
- Spacious Open-Plan Dining Hall
- Study / Guest Bedroom
- Fabulous Far Reaching Views
- W/C
- Two Bathrooms
- Double Garage & Separate Store
- Large Mature Garden

A immaculately presented, exceptionally spacious, family home situated on one of Haslemere's most popular cul-de-sacs; within walking distance to Haslemere High Street and the mainline railway station.

Presented in neutral tones throughout, the light-filled airy feel continues through the property. On entering, an expansive reception hall leads on to the dining area which enjoys stunning views across the mature tree-lined gardens with access to a raised balcony. Leading from the hall is a second reception room, currently used as a study by the owners, but with its useful fitted storage could easily be utilised as a fifth bedroom / guest room. A sitting room with wood burning stove enjoys a rear aspect, again, taking in the wonderful views with sliding patio doors lead out onto the raised balcony. The well-appointed kitchen also enjoys a rear aspect looking out onto the garden, from here there is small utility/larder space and back door. A useful coat cupboard and W/C complete the upper level accommodation.



23 Scotlands Close

Continued Text & Directions

From the central hall, stairs lead down to the lower level, where there are four excellently sized bedrooms, three with fitted wardrobes with bedroom four also enjoying direct access onto the garden via bifold doors. Additionally there are two bathrooms, one having been recently refitted with separate shower. A large utility room is located on the lower level, giving easy access to the superb under house storage space. Soft close under-stair storage can also be found from the hall with a side door leading to the garden.

Outside, the cleverly designed gardens provide areas of interest at every turn incorporating a large decked terrace, perfect for outdoor entertaining. The garden is laid mainly to lawn with mature borders filled with shrubs, trees and hedging, there is also a useful garden shed. From the road there is a driveway providing parking for several vehicles and double garage.

Mains: Gas, Electric, Water and Drainage

Council Tax Band: G Waverley Borough Council
(£4093.40)

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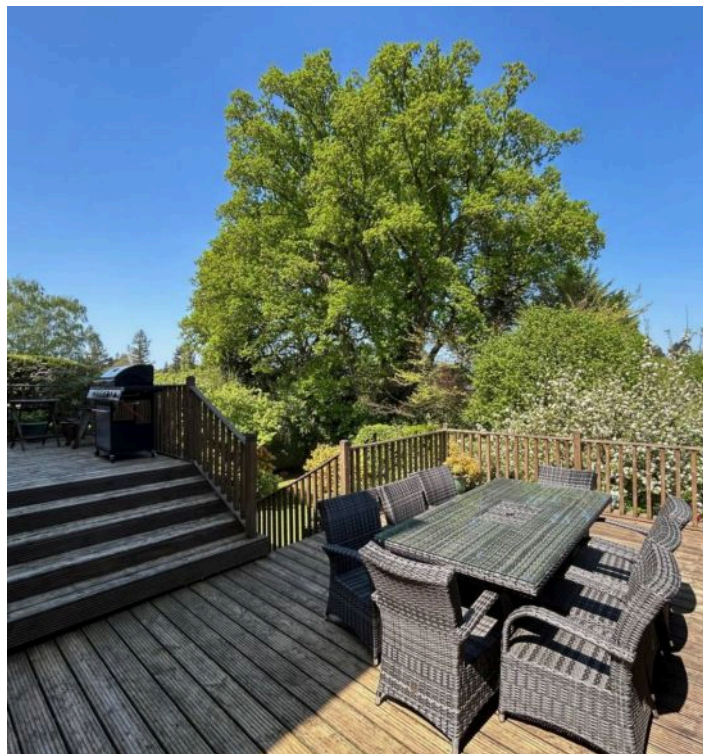
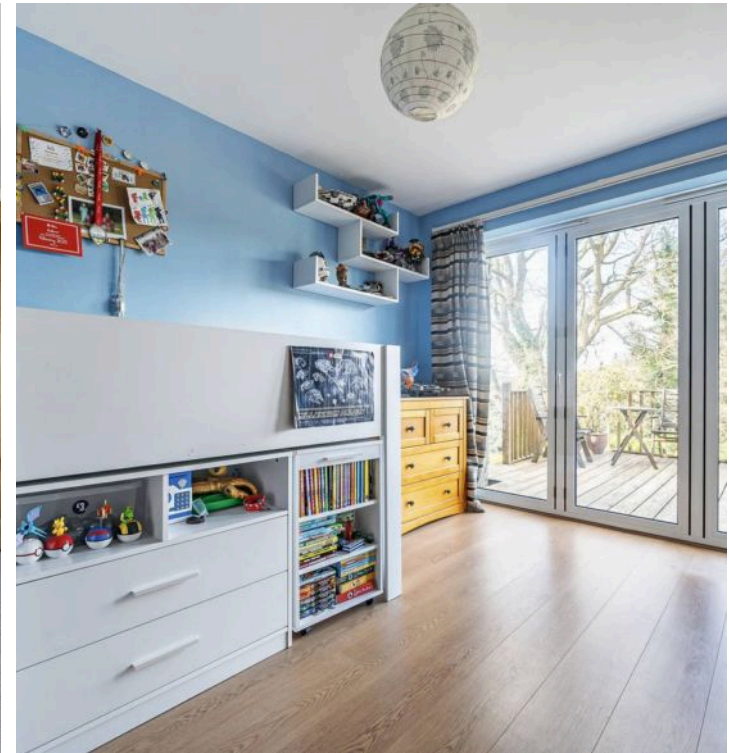
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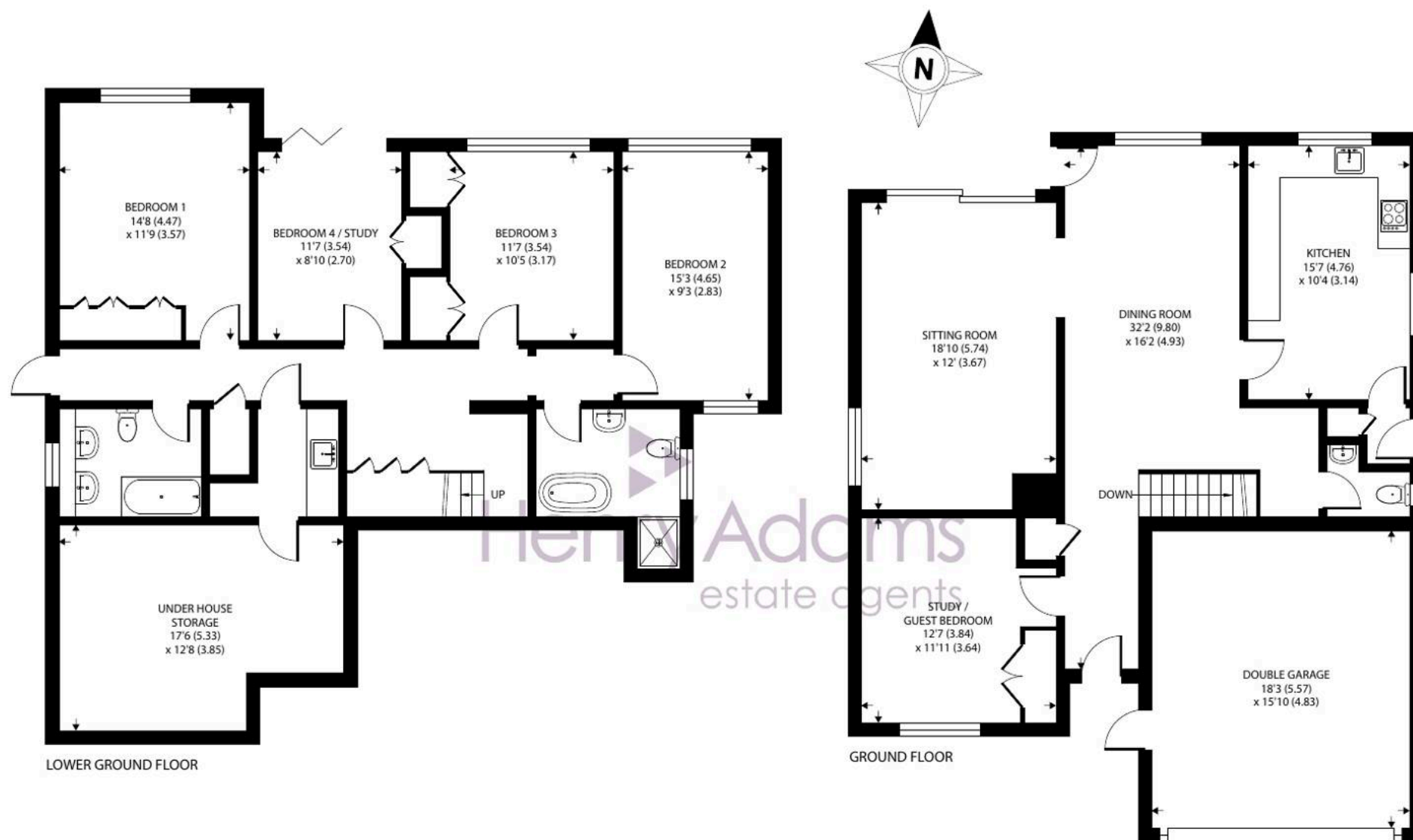


23 Scotlands Close

Location

Tucked away in a prestigious and highly sought after location within easy reach of Haslemere High Street and mainline station, 23 Scotlands Close couldn't be more convenient for accessing local amenities. Haslemere is an attractive town with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and the mainline station is approximately 1 mile away and offers a fast train service to London Waterloo in around 49 minutes. There are excellent golf courses in Hindhead and Liphook and leisure facilities which include The Haslemere Leisure Centre. Stunning areas of both National Trust and Areas of Outstanding Beauty can be found locally for walking enthusiasts to enjoy.





23 Scotlands Close, Haslemere

Approximate Area = 2111 sq ft / 196.1 sq m

Garage = 290 sq ft / 26.9 sq m

Total = 2401 sq ft / 223 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1266490



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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.