



20a Critchmere Hill, Haslemere, GU27 1LS

Guide Price £825,000 - - Tenure: Freehold



# 20a Critchmere Hill

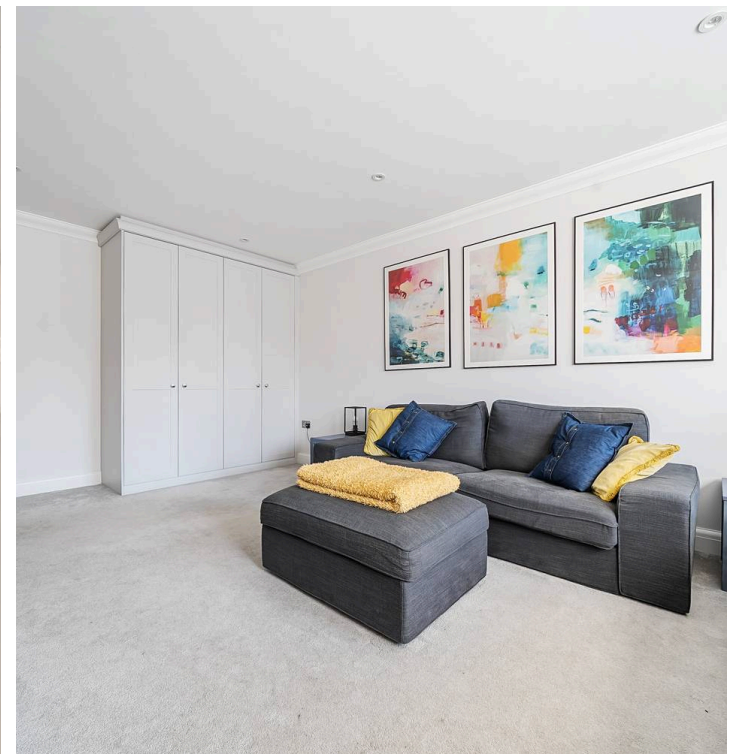
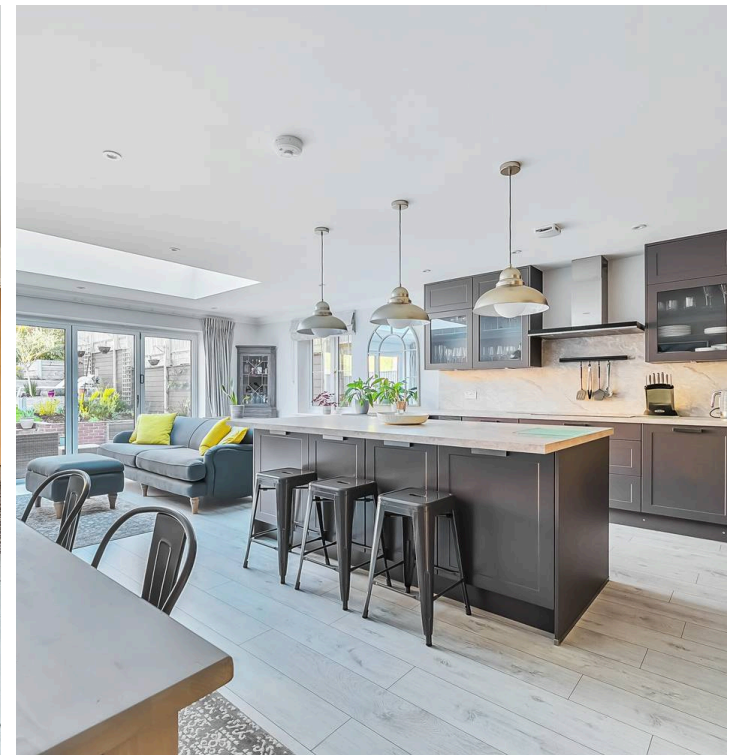
## Haslemere

- Stunning Open-Plan Kitchen/ Family Hub
- Bi-Fold Doors Onto Garden
- Spacious Living Room With Storage
- Downstairs W.C.
- Main Bedroom With En-Suite
- Two Further Bedrooms With Built-In Wardrobes
- Family Bathroom
- Bonus Loft Room
- Delightful Landscaped Garden
- Driveway Parking For Two Cars

An immaculately presented home built in 2020 by Kirkby Homes and thoughtfully designed to offer modern living with high-quality finishes throughout. A stunning 25ft fully fitted kitchen and family room is the heart of the home, featuring stylish grey oak-effect flooring and full-width bi-fold doors that open onto the landscaped rear garden. The ground floor also includes a spacious 18ft front-aspect lounge with built-in storage, along with a convenient cloakroom.

Upstairs, the first floor hosts a luxurious main bedroom with an elegant en-suite shower room, as well as two additional bedrooms—each with built-in wardrobes—and a beautifully appointed family bathroom. On the top floor, a versatile extra room provides the perfect space for a study or guest accommodation.

The interior boasts high-quality oak doors with polished chrome ironmongery, while plush luxury carpeting extends through the lounge, stairs, landing, and bedrooms for added comfort.





## 20a Critchmere Hill

### Continued Text & Directions

Externally, a tarmacadam parking area leads to the covered entrance, while a gated side path provides access to the beautifully landscaped rear garden. A large paved sun terrace offers an ideal space for outdoor entertaining, with steps leading to the level lawn area with raised flower beds, bordered by panel fencing on either side. At the far end, post and rail fencing enhances the sense of openness, creating a semi-rural feel.

SATNAV: GU27 1LS

what3words///: sample.racks.purifier

Mains: Gas, electric, water and drainage

Council Tax Band: E (£3001.82)

EPC: B

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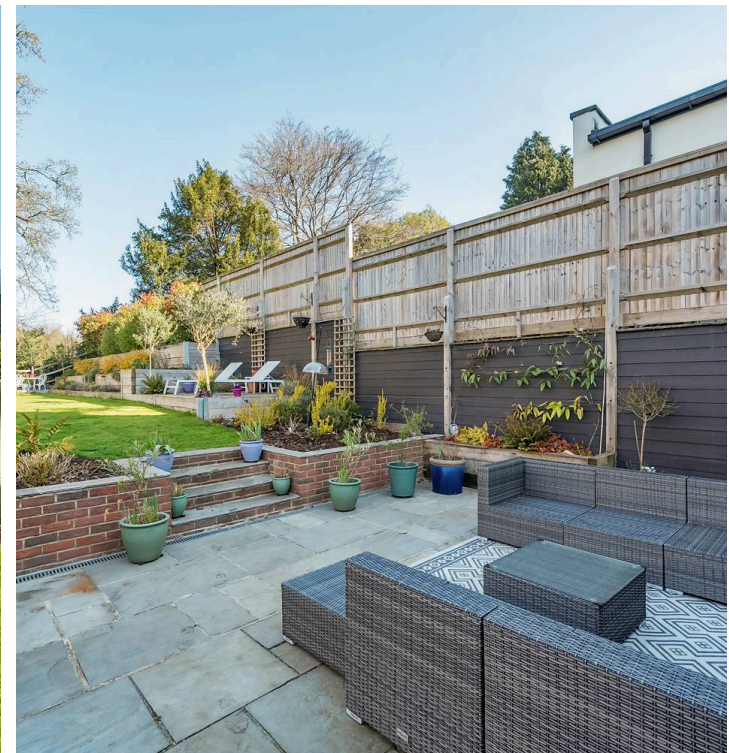




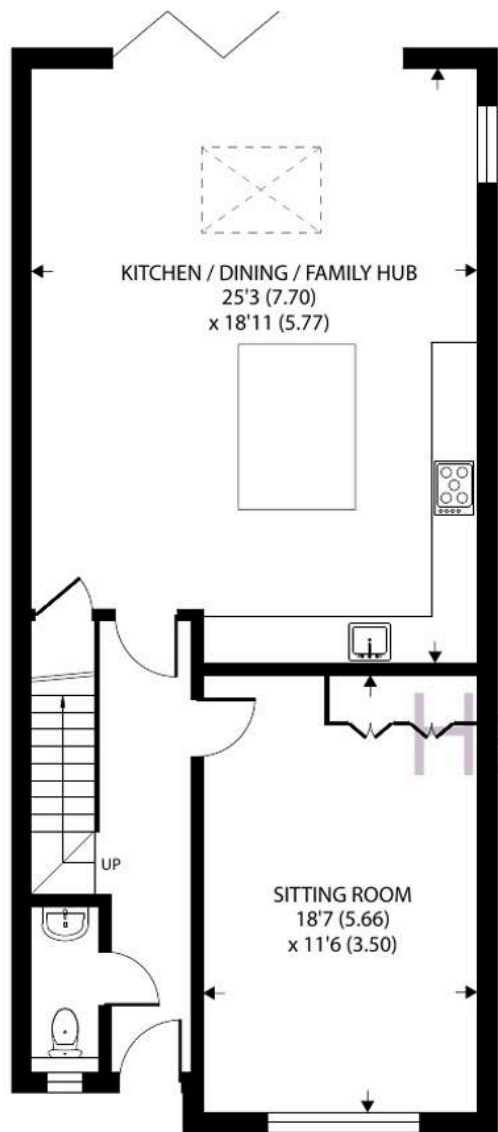
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## Location

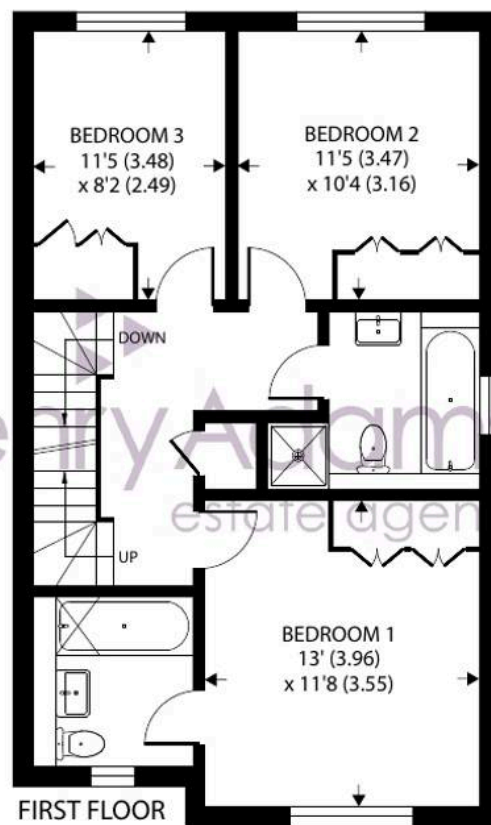
Perfectly positioned, this home is within easy reach of Woolmer Hill School, The Edge leisure centre, and access to the A3. Nearby Weyhill offers a range of local shops and amenities, including Tesco and M&S Food, while Haslemere town centre provides a more comprehensive selection, with Waitrose, boutiques, restaurants, public houses, and coffee bars. The area is renowned for its excellent sports and leisure facilities, with notable golf courses at Hindhead, Handley, Blackmoor, Liphook, and the prestigious Old Thorns Hotel, Golf & Spa Resort. Goodwood, famous for its horse racing and annual motorsport events, is less than 20 miles away



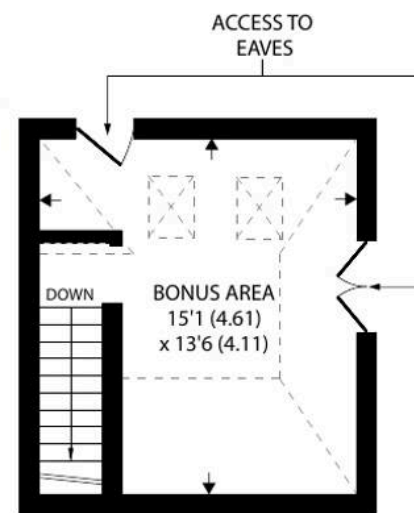




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## 20A Critchmere Hill

Approximate Area = 1556 sq ft / 144.5 sq m

Limited Use Area(s) = 86 sq ft / 7.9 sq m

Total = 1642 sq ft / 152.4 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.  
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