



10 Sandrock, Haslemere, GU27 2PS

Guide Price £650,000 - Freehold

10 Sandrock

Haslemere

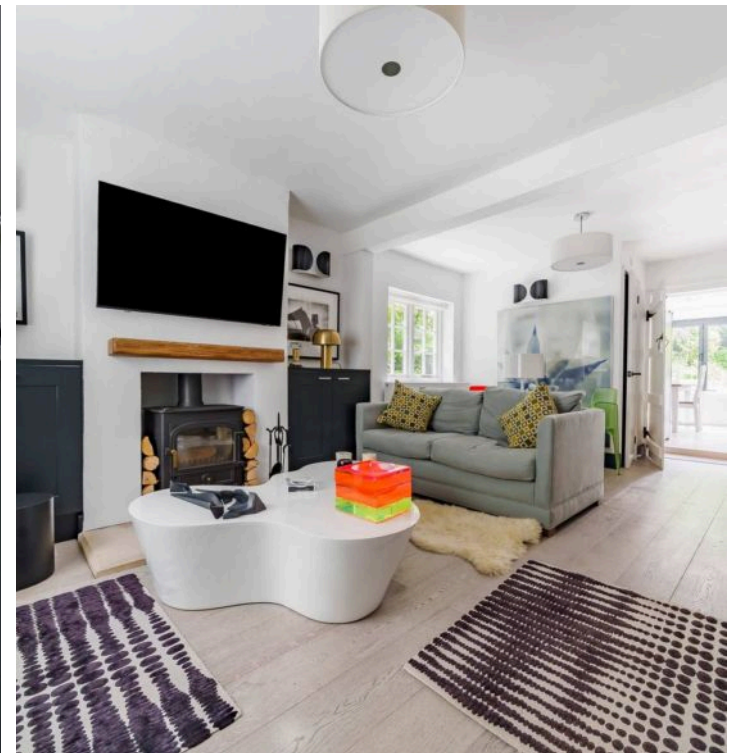
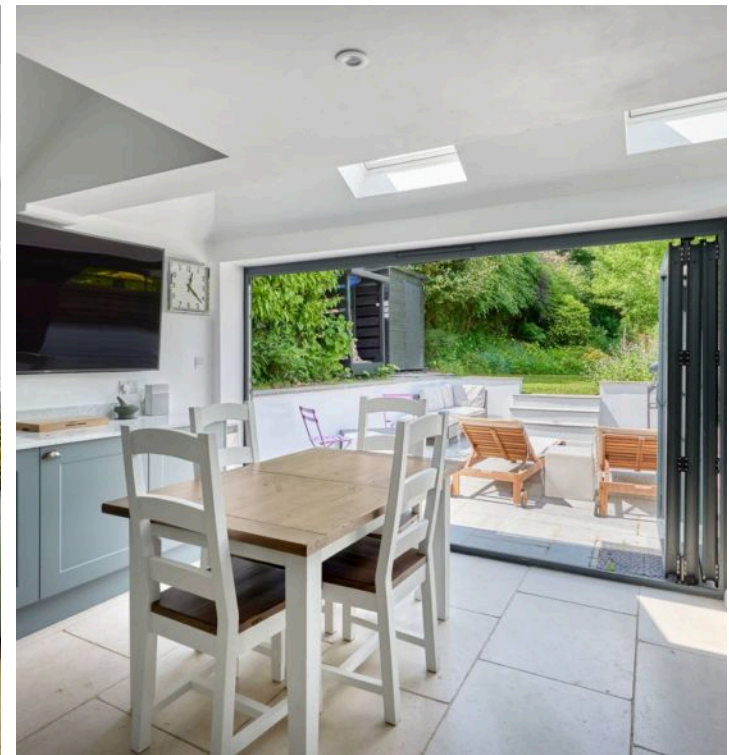
- Beautifully Renovated & Ready To Move Straight Into
- Bifold Doors Into The Garden From Kitchen/Breakfast Room
- Sitting Room With A Cosy Log Burner
- Set On A No Through Road
- Walking Distance To Haslemere Town Centre
- 300 Yards Away From Haslemere Station
- EV Charging Point
- Front & Rear Gardens
- Off-Street Parking
- No Onward Chain

10 Sandrock is a charming home built in 1870, located in an elevated position near Haslemere's town centre, including the mainline station just 300 yards away.

The house has been extensively renovated, preserving its original charm. It spans three floors with a stylish finish throughout.

The sitting room features a log-burning stove and custom storage, leading to a bright kitchen at the rear. The kitchen has skylights and bi-fold doors opening onto a terrace and garden, ideal for dining and entertaining in the summer. A new shower room completes the downstairs.

The first floor has two bedrooms and a family bathroom. The second floor has an additional bedroom with ample storage. The private, low-maintenance rear garden includes a log store, potting shed, flower beds, and a lawn. The front has a green driveway with parking for one car and an EV charging point.



10 Sandrock

Continued Text & Directions

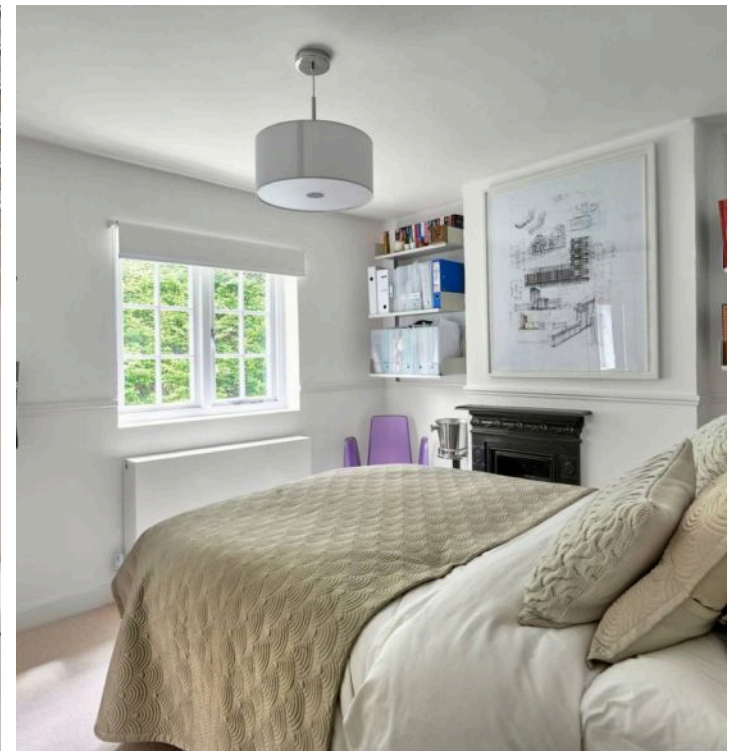
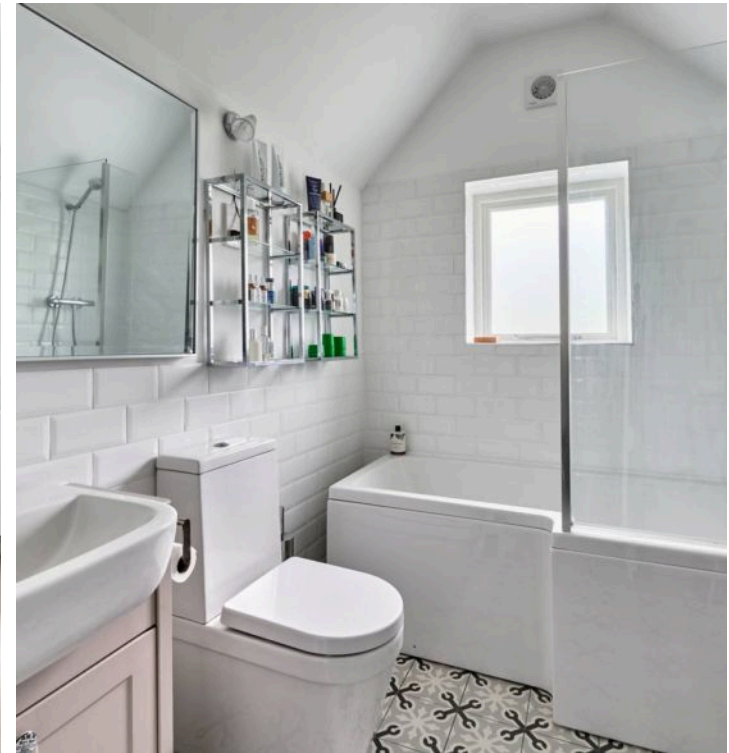
NB: The front garden is under a historic lease, believed to be some 1000 years old from 1605 and there is an absentee freeholder. Our vendor has information on this if requested and took out an indemnity policy when they bought the property.

Mains: Gas, electric, water and drainage

Council Tax Band: D (£2456.04) Waverley Borough Council

EPC RATING: C

SATNAV: GU27 2PS what3words: clock.implanted.reckon

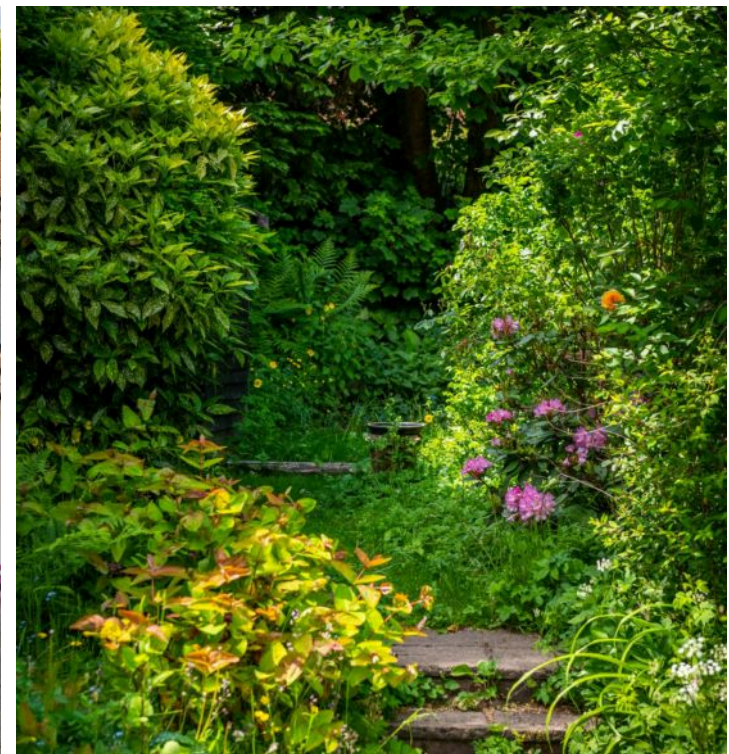
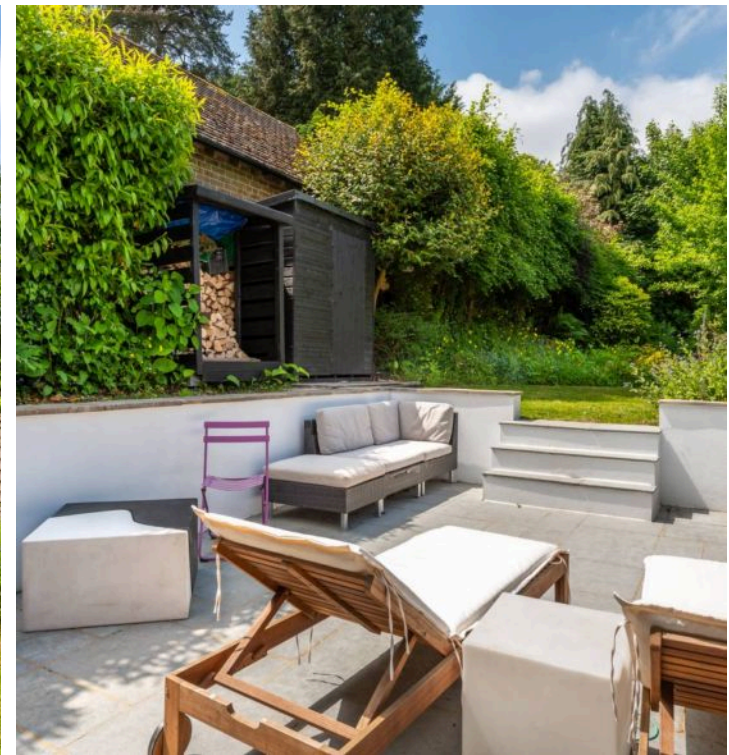


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Location: Conveniently situated within close proximity of Haslemere mainline station which offers a fast train service to London Waterloo in around 49 minutes. It is also very well located for Haslemere town centre which has a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and stunning areas of both National Trust and Areas of Outstanding Natural Beauty can be found locally for walking and riding enthusiasts to enjoy. There are popular golf courses at Hindhead and Liphook and leisure facilities including Voco at Lythe Hill and The Herons Leisure Centre. There are excellent schools locally both state and private for all ages

Instagram: Follow us @haslemerepropertyclub





Approximate Area = 849 sq ft / 78.8 sq m (excludes store)

Limited Use Area(s) = 103 sq ft / 9.5 sq m

Outbuildings = 43 sq ft / 3.9 sq m

Total = 995 sq ft / 92.2 sq m

For identification only - Not to scale



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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.