



14 College Hill, Haslemere, GU27 2JH

Guide Price £1,150,000 - Tenure - Freehold

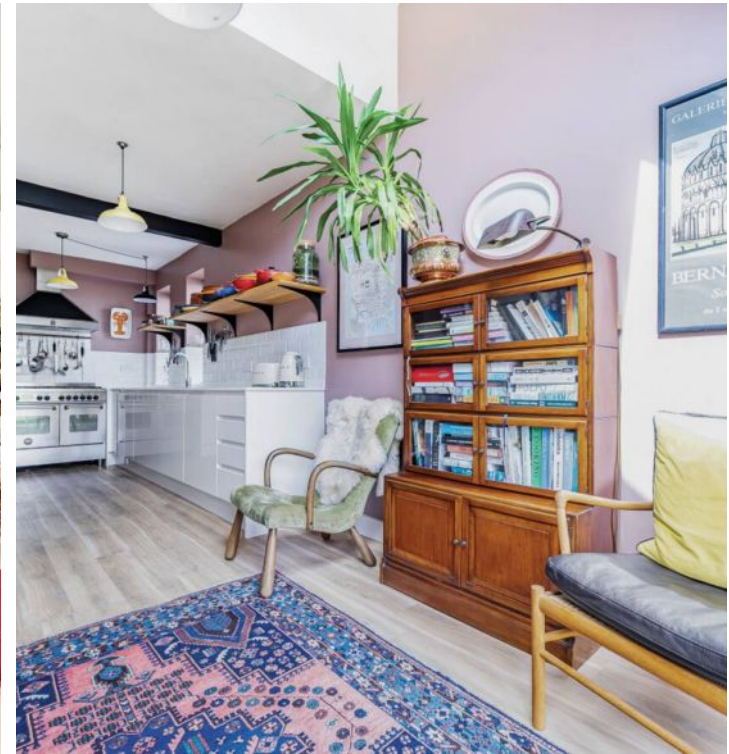
14 College Hill

Haslemere

- Period Detached Family Home
- Central Location / Short Walk to Town & Station
- Detached Garage & Driveway
- Four Double Bedrooms
- Three Reception Rooms
- Kitchen/Family Room
- Utility Room
- Downstairs Cloakroom
- En-Suite Shower Room & Family Bathroom/Shower Room
- Level Garden To Front With Views Of The Weald

A rare chance to acquire a character, four bedroom detached family home which has been thoughtfully extended and improved by the current owners, and within a short walk of Haslemere High Street and the mainline station.

Benefiting from an elevated position set above College Hill the property benefits from views across Haslemere to the front and can be approached on foot via steps at one end of the plot or via a block paved driveway at the other end. The driveway provides excellent off street parking and leads to a detached single garage with further parking to the side. Entering the garden the house is set toward the rear of the plot with a level lawn to the front and one side whilst steps climb a bank strewn with flowers and shrubs to a Summerhouse at the highest point of the plot which again enjoys views.



14 College Hill

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The accommodation comprises a central hallway with easy rising staircase, the ground floor comprises a cloakroom, double aspect living room with oak flooring and French doors to the garden, dining room to the front, study to the rear and a fabulous kitchen/family room which features Corian worktops and a pitched ceiling with skylight at the family end of the room where doors open onto the garden. Off the kitchen is a very useful utility room with a door to the rear. Upstairs a split landing provides access to four generous double bedrooms as well as a family bathroom with bath and separate shower, whilst the principal bedroom enjoys an en-suite shower.

NB: The property is fitted with solar panels, enhancing energy efficiency.



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Services, Direction & Location

Mains: Electric, gas, water, and drainage

EPC RATING: C

Waverly Borough Council Tax Band: G (4,093,40)

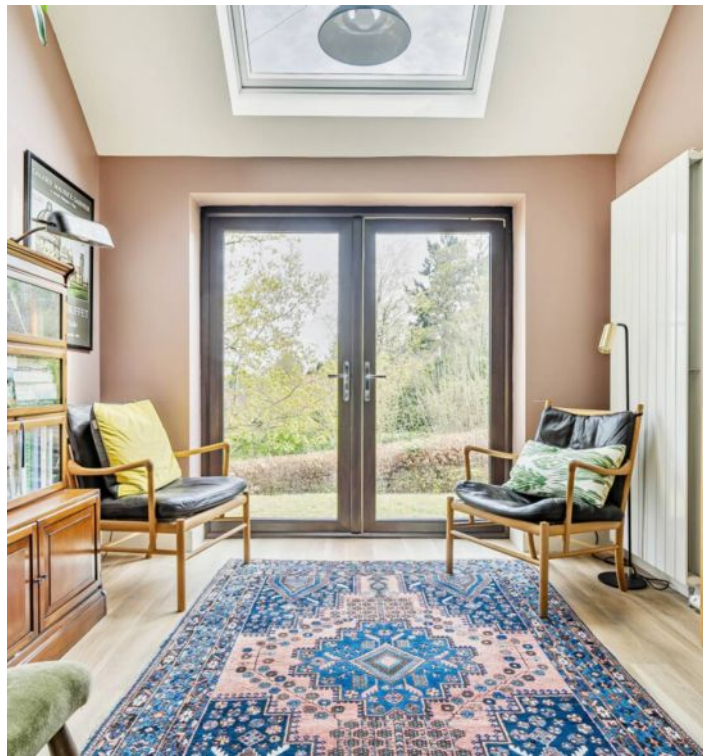
Directions:

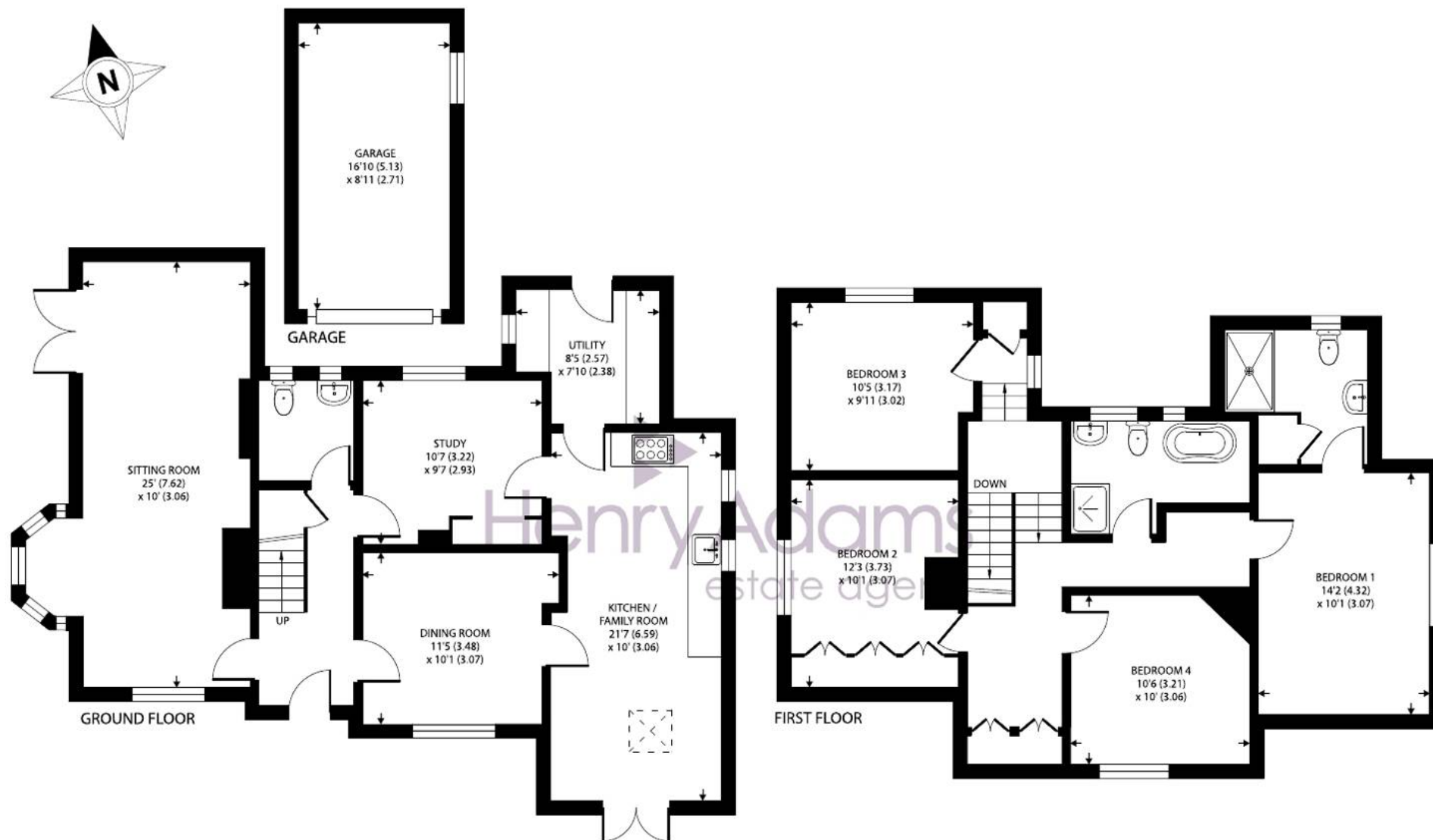
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Location:

The property is very conveniently located within walking distance to the High Street. It is also within easy reach of Haslemere mainline station which offers a fast service to London Waterloo (48 minutes). The property is very conveniently located for schools, shops, the station and A3. Haslemere is an attractive town with a good range of independent shops, boutiques, restaurants, coffee houses and Waitrose and M&S Food Hall. There are good road links to London and the south coast and the A3 can be accessed at Hindhead and Milford providing access to the M25 (J10 at Wisley). There is good road access to both Gatwick and Heathrow airports. Schooling in the area is excellent with both state and private for all ages.

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Approximate Area = 1701 sq ft / 158 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1851 sq ft / 171.9 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). © n̄checom 2025. Produced for Henry Adams. REF: 1282613



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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.