



6 Klondyke Villas, Clammer Hill Road, Grayswood, GU27 3DX

Guide Price £625,000 - Tenure: Freehold

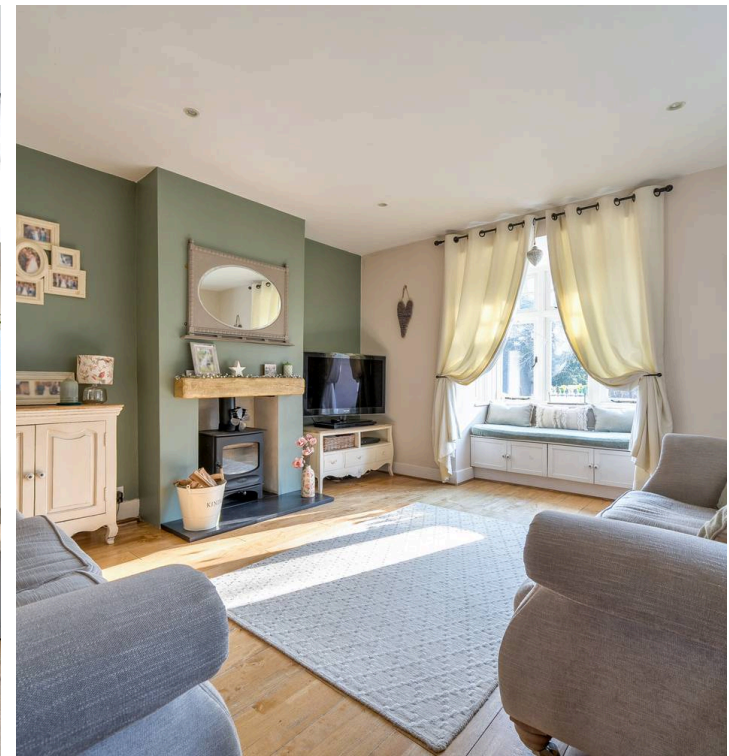
6 Klondyke Villas

Grayswood

- Three Bedrooms
- Two Separate Reception Rooms
- Superb Kitchen/Dining Room
- Downstairs Cloakroom
- Utility Room
- Upstairs Bathroom
- Wood Frame Double-Glazing
- Rear Garden
- Gas Central Heating
- Sought-After Grayswood Village

An extended and much improved three bedroom character semi-detached home in the sought-after village of Grayswood, just a short walk of the highly regarded village primary school.

The front door (on the side of the property) leads into an entrance hall with stairs to first floor. The downstairs living space comprises a generous double-aspect living room with wood burning stove, wood floors, double-glazed bay window and a built-in window seat. The flexible accommodation boasts a further reception room currently used as a work from home space. Beyond this is a downstairs cloakroom off which is a useful utility room. At the rear of the property is a fabulous kitchen/dining room a light filled space benefiting from doors and a window to the rear whilst lit from above by large skylight windows. The refitted kitchen boasts excellent worktop space as well as plenty of storage by way of base and eye level units whilst there is plenty of space to fit a large dining table.



6 Klondyke Villas Clammer Hill Road

Continued Text

Upstairs there are three good size bedrooms and a modern family bathroom. The main bedroom looks out to the front of the property and benefits from two sets of built-in wardrobes. Outside to the rear is an attractive garden enclosed by panel fencing with patio and lawn. Mains: Gas, Electric, Water and Drainage

Waverley borough Council: D (£2456.04)

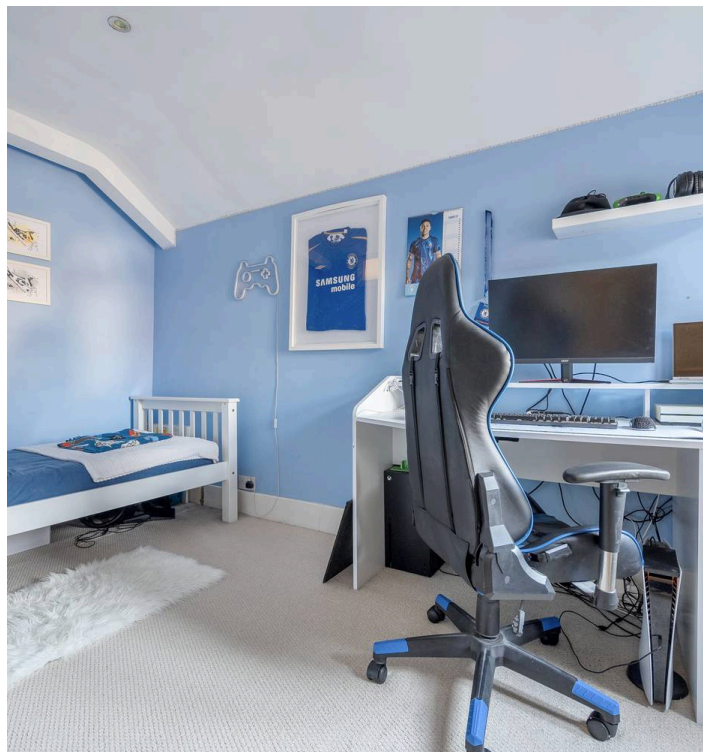
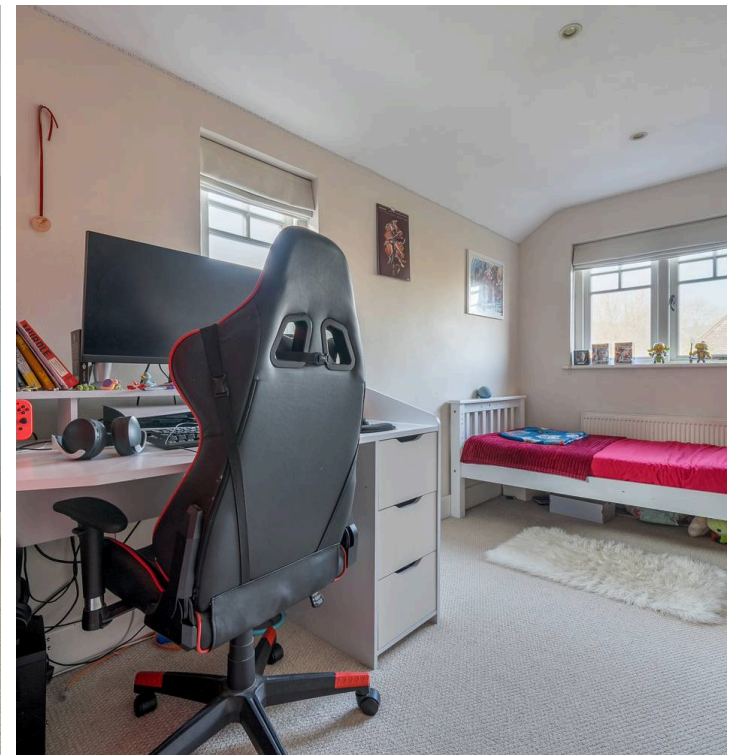
EPC RATING: C

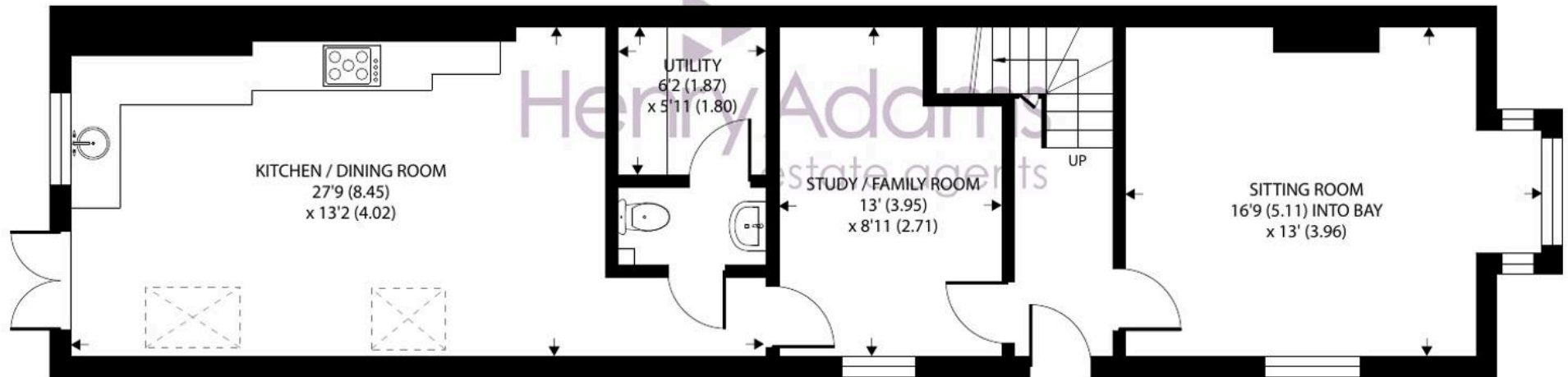
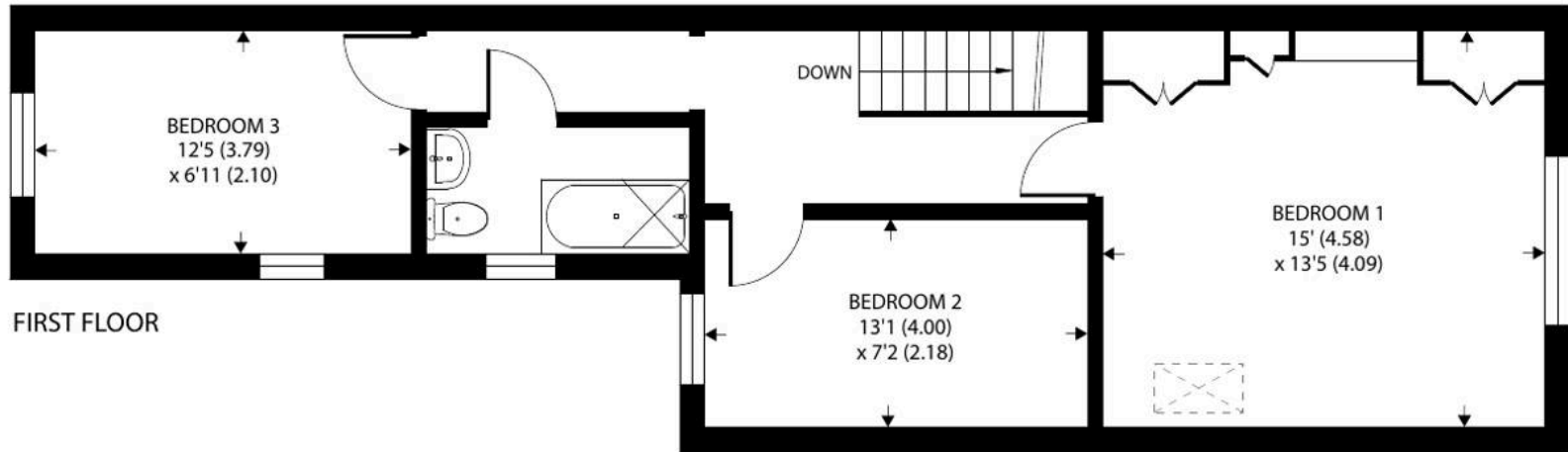
Location & Directions

Located in the very popular village of Grayswood lying about one mile to the north of Haslemere with a pretty village green, modern sports pavilion/hall, outstanding primary and junior school (Grayswood is a village school with small classes. church and public house and surrounded by delightful countryside, that is ideal for outdoor pursuits including local walks, bike trails, horse riding etc . Haslemere is an attractive town with a good range of independent shops and boutiques, Waitrose and Tesco supermarkets, M&S Food Hall, restaurants and coffee houses and an excellent Health Centre. There are good road links to London and the south coast and Haslemere mainline station offers a fast train service to London Waterloo in around 49 minutes.

SATNAV: **GU27 2DX** What3Words: crinkled.scoring.cape

Instagram: Follow us @haslemerepropertyclub





6 Klondyke Villas, Clammer Hill Road

Approximate Area = 1276 sq ft / 118.5 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: 1248892



Henry Adams - Haslemere

Henry Adams LLP, Georgian Court, High Street, Haslemere - GU27 2LA

01428 644002

haslemere@henryadams.co.uk

www.henryadams.co.uk/

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.