



23 Shottermill Park Hindhead Road, Haslemere, GU27 1RT

Guide Price £375,000 - Tenure: Share of Freehold



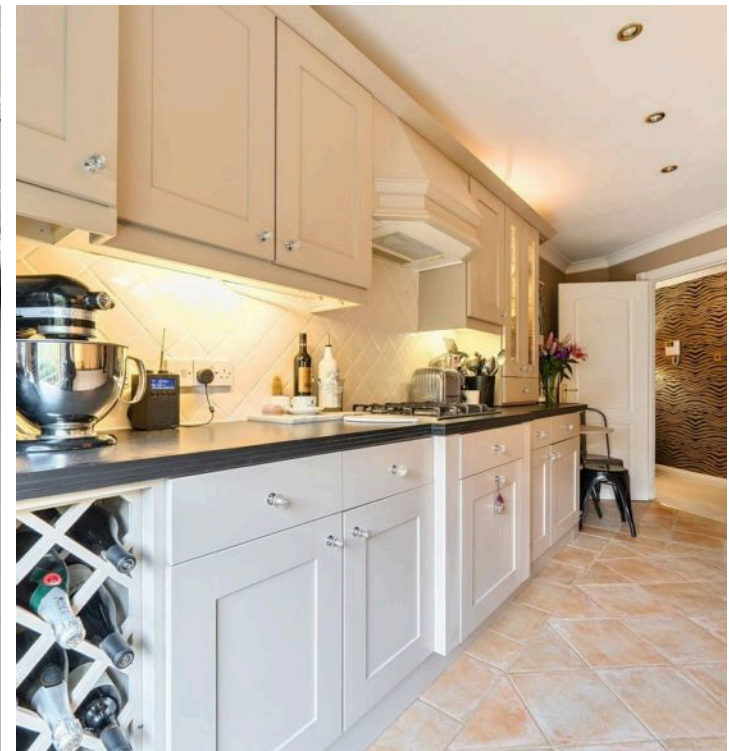
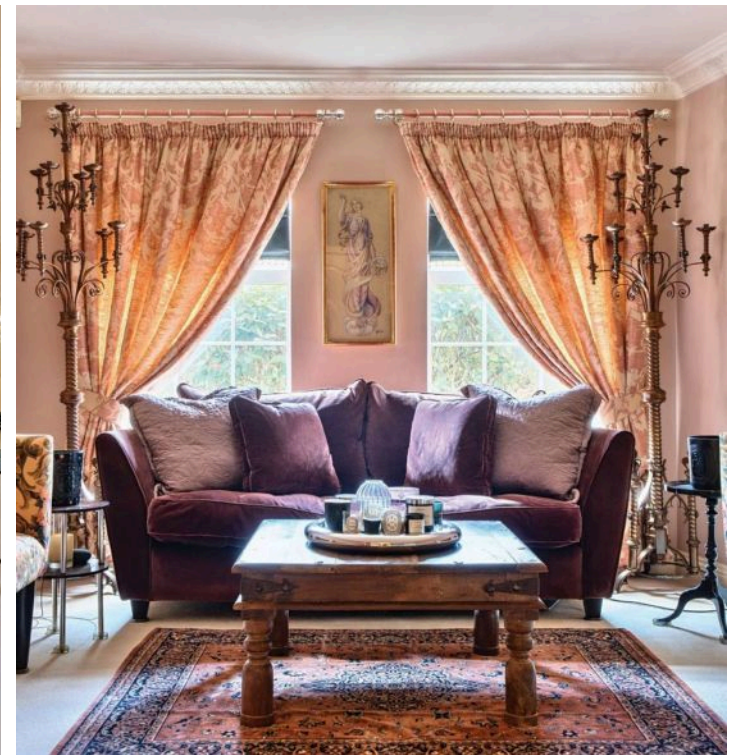
# 23 Shottermill Park Hindhead Road

Haslemere

- Award Winning Gated Development
- Large Well Presented Ground Floor Apartment
- Well Equipped Kitchen
- Two Double Bedrooms
- Main Bedroom With En-suite
- Lift To All Floors
- Two Parking Spaces
- Communal Garden & Grounds
- Further Visitor Parking

**A beautifully styled and immaculately maintained ground floor apartment in this sought-after, award-winning gated development.**

23 Shottermill Park is a superbly presented two-bedroom apartment offering generous and well-balanced accommodation, quietly positioned within this exclusive and highly regarded private development. The interior has been thoughtfully styled throughout and features a spacious sitting/dining room, a well-appointed modern kitchen, a principal bedroom with en-suite bathroom, a second double bedroom, and a separate shower room.





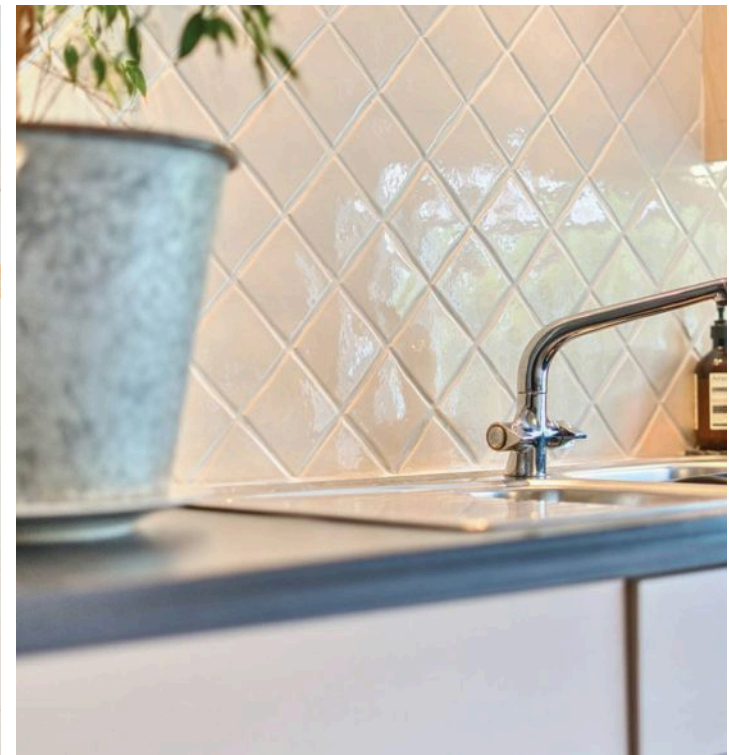
## 23 Shottermill Park Hindhead Road

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Set along a private road and surrounded by established wooded grounds adjoining Holy Cross Hospital, Shottermill Park offers residents a peaceful and secure environment. The beautifully maintained communal gardens are mainly laid to lawn and feature a striking central fountain at the head of the driveway—an impressive welcome to this tranquil setting. No. 23 Shottermill Park has two allocated parking spaces and there are further visitors spaces for guests. Car charging points are available.

### Service Charge:

Current service charge approximately £3,000 per annum  
// Ground Rent: N/A





# Shottermill Park Hindhead Road

## Services

Lease Term : Start Date 27 January 2004 Term:999 years  
from 24 June 1999 (Share Of Freehold)

### Utilities & Services:

Mains: gas, electric, water and drainage.

Council Tax: Waverley Borough Council Band E  
(£3001.82) // EPC Rating: C

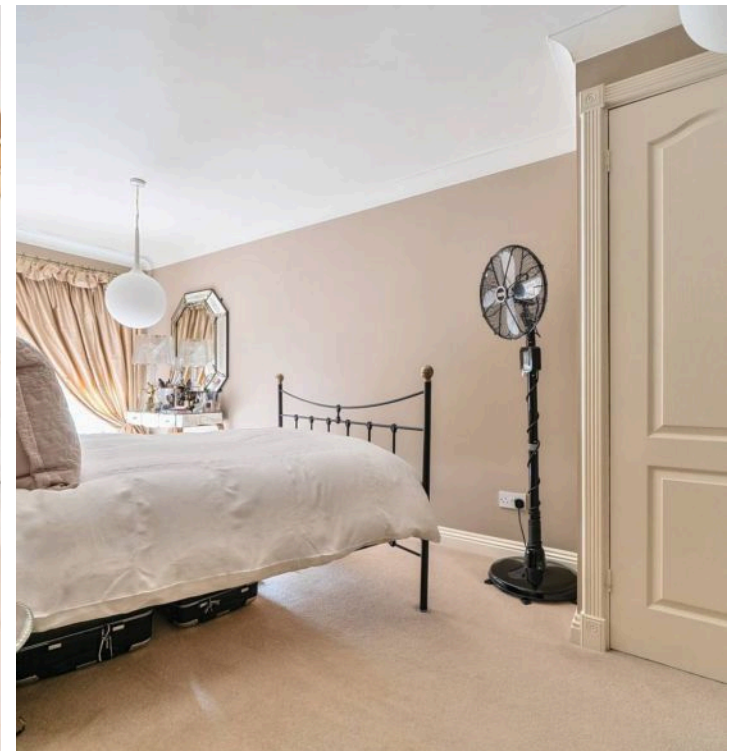
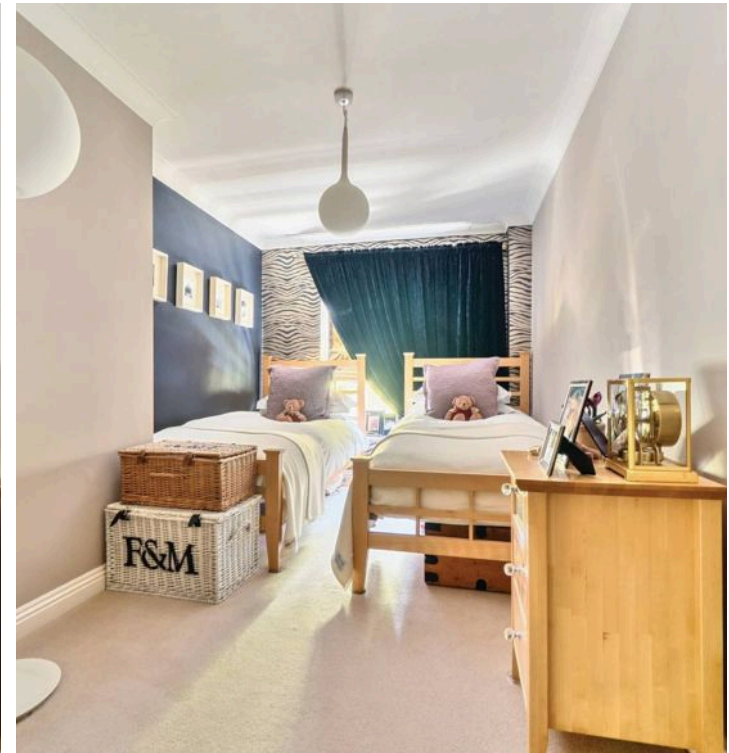
### Directions:

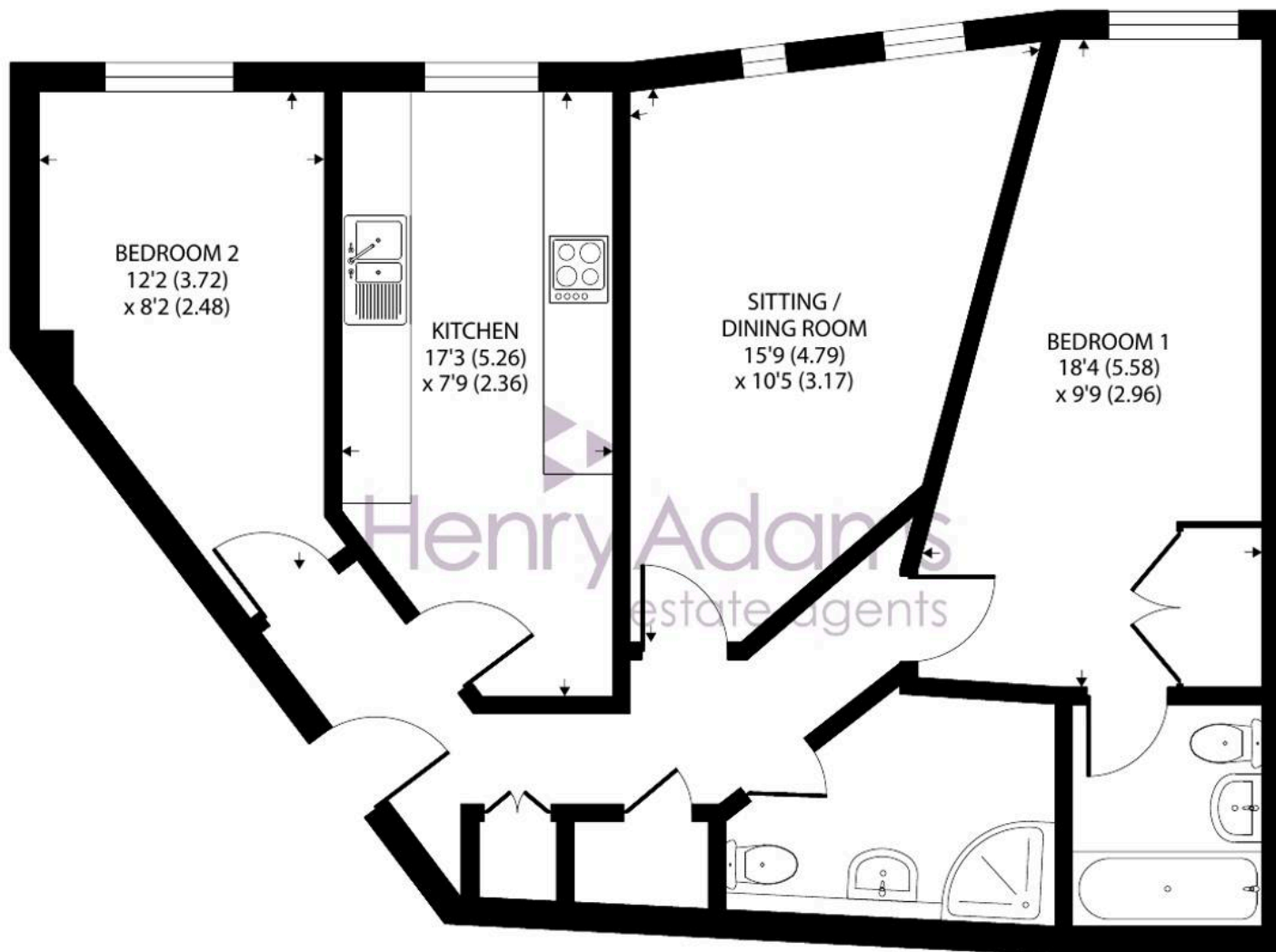
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### Location:

Shottermill Park is conveniently located 0.7 miles from the shops in Wey Hill including Tescos and a M&S Food Hall and close to the well regarded Shottermill Primary and Junior School. Haslemere town centre is approximately 1.8 miles away and offers a comprehensive range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast. The mainline station is approximately 1.2 miles away and offers a fast train service to London Waterloo in around 49 minutes. There are excellent schools for all ages and leisure facilities including The Haslemere Leisure Centre. The surrounding area has some stunning countryside, much of which is in the ownership of the National Trust and offers excellent walking and riding opportunities.

Instagram: Follow us @haslemerepropertyclub





## GROUND FLOOR

For identification only - Not to scale







## Henry Adams - Haslemere

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