



9a St. Christophers Road, Haslemere GU27 1DQ

Guide Price £700,000 - Tenure: Freehold

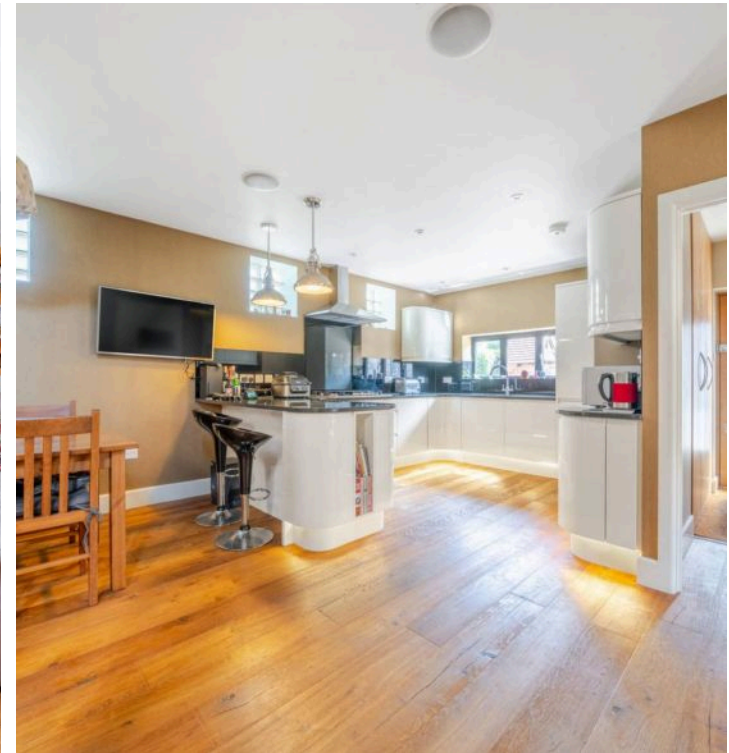
9a St. Christophers Road

Haslemere

- Delightful Detached Former Coach House
- Spacious Living Room With Log Burner
- Modern Open Plan Kitchen/ Dining Room
- Utility Room & Separate Downstairs W.C.
- Three Double Bedrooms
- Stylish Four Piece Bathroom
- Well Planned Low Maintenance Gardens
- Gated Driveway Parking
- Short Stroll To Haslemere Mainline Station
- Viewings Highly Advised

Tucked away just a short walk of local facilities in and around Wey Hill and Lion Green and within walking distance of Haslemere Mainline station, this spacious three-bedroom detached house has been the subject of much improvement and comes to the market in good condition throughout benefiting from double-glazing, gas central heating (underfloor downstairs and radiators upstairs) as well as a modern kitchen and bathroom.

An electric five bar gate opens onto a good size tarmac driveway to the side of the house beyond which is an area of lawn and a garden shed. The front door opens into an entrance hall with built-in storage cupboards beyond which is a generous fitted kitchen/dining room with a range of modern units, granite worktops and built-in appliances. Double-doors lead into a double aspect 17ft sitting room with bi-fold doors onto the garden and a wood burning stove. Off the kitchen/dining in the other direction is a useful utility room with door to the garden and a downstairs cloakroom.



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Continued Text & Services

Upstairs there are three generous double-bedrooms, the principal having built-in wardrobes and a light and spacious family bathroom with bath and separate shower cubicle.

Outside the courtyard style paved garden to the rear is low maintenance enclosed by panel fencing with built-in wrap round covered seating areas.

Mains: Gas, Electric, water, and drainage

Broadband and Mobile services: Visit checker.ofcom.org.uk

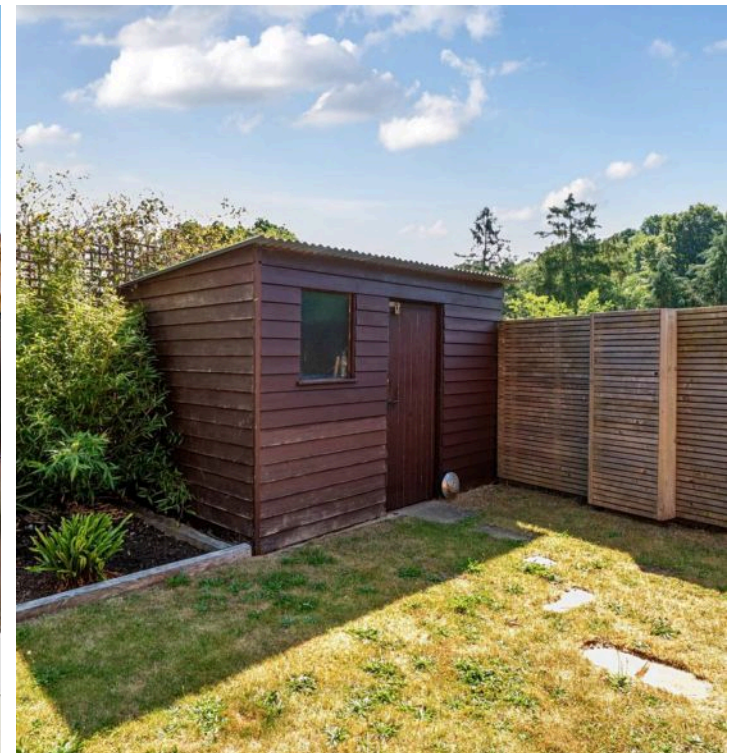
Waverley Borough Council Tax Band: C (£2183.15)

EPC RATING: C

Directions:

SATNAV: GU27 1DQ What3Words
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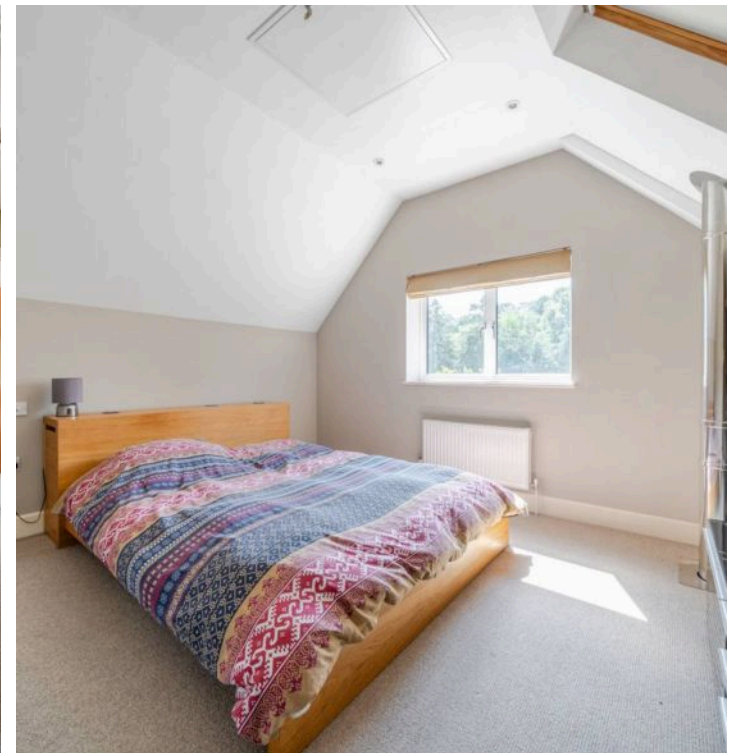
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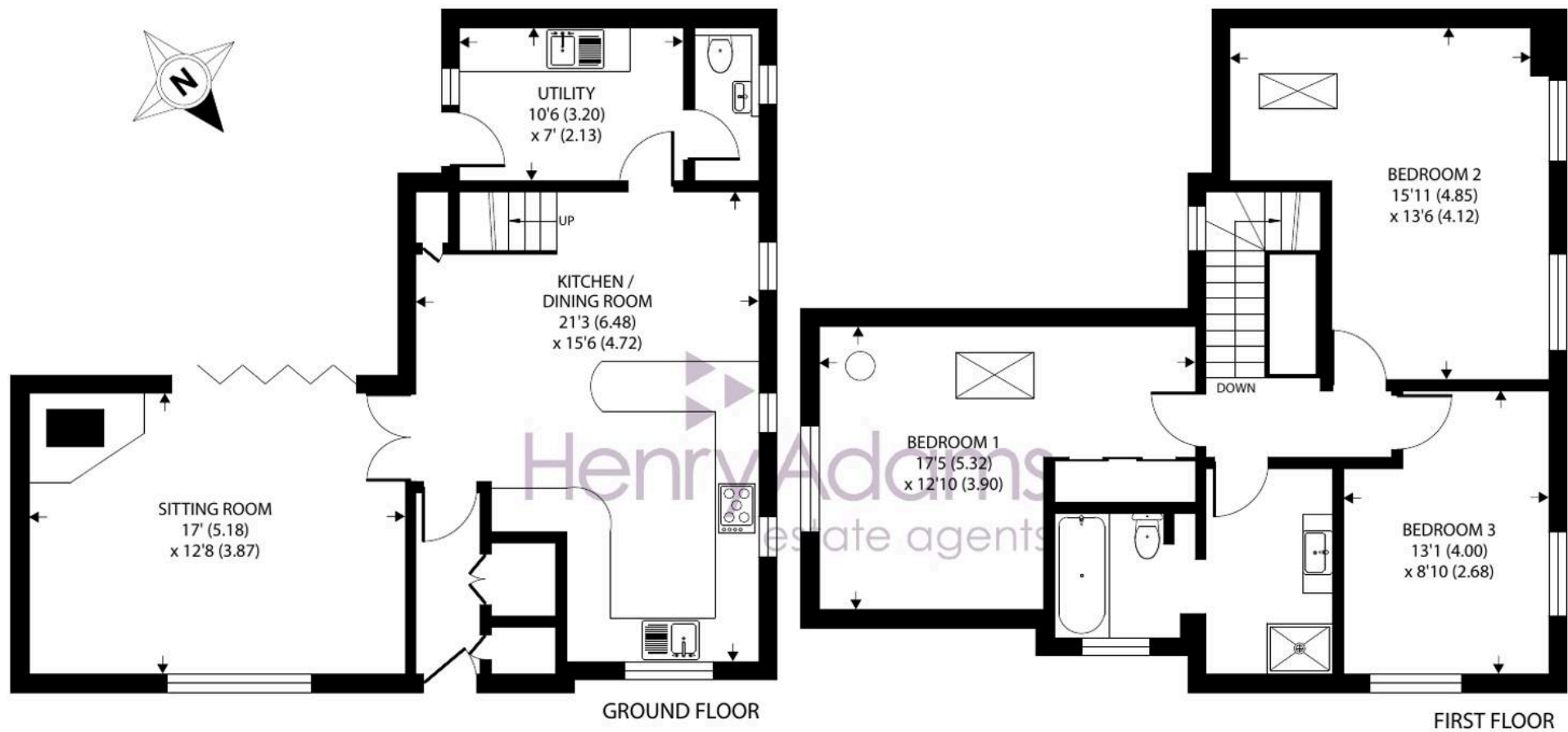


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Location

Conveniently located within easy reach of bustling Wey Hill and amenities including a M&S Food Hall, a very popular artisan coffee shop, award winning ice cream parlour, independent butcher and Lion Green, a delightful open park area with a children's playground. The well regarded Shottermill Primary and Junior Schools are very close by too. Haslemere mainline station is approximately 0.7 miles away and offers a fast service to London Waterloo in around 49 minutes. Haslemere town centre is approximately 1.4 miles and offers a comprehensive range of independent shops, boutiques, restaurants and coffee houses. The A3 at nearby Hindhead provides good road links to London and the south coast. 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.





St Christophers Road, Haslemere, GU27

Approximate Area = 1332 sq ft / 123.7 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: 1318043



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