



Rockall, Denbigh Road, Haslemere, GU27 3AP

Guide Price £1,050,000

Denbigh Road

Haslemere

- Sought-After Cul-De-Sac Close To Town & Station
- Deceptively Spacious Accommodation Over Three Floors
- Generous Corner Plot
- Five Bedrooms & Two Bathrooms
- 27ft Living Room
- Downstairs Cloakroom
- Fantastic Views To The Rear
- 18ft Kitchen/Dining Room
- Detached Garage & Ample Driveway Parking
- Large Secluded Garden With Garden Studio & Cellar

Situated at the end of the sought-after Denbigh Road, a cul-de-sac off Scotland Lane, which is not only easily accessible to Haslemere High Street and station but has the added benefit of being able to access miles of countryside as well as the nearby recreation ground.

To the front of the property a shared driveway leads to the front of the house where there is ample parking and a detached single garage, there is a gate to the garden and a front door opens into a welcoming entrance hall with downstairs cloakroom. A door to the right leads through to a 27ft living room which runs the depth of the house and features a coal effect gas fire, large window to the front with fitted shutters as well as built-in storage with shelving above and doors onto the terrace. A door leads from the hallway and living room to the 18ft kitchen/dining room which features Corian worktops, breakfast bar seating, corner window overlooking the rear garden with views beyond and there are doors to the front courtyard as well as sliding doors onto the rear terrace.

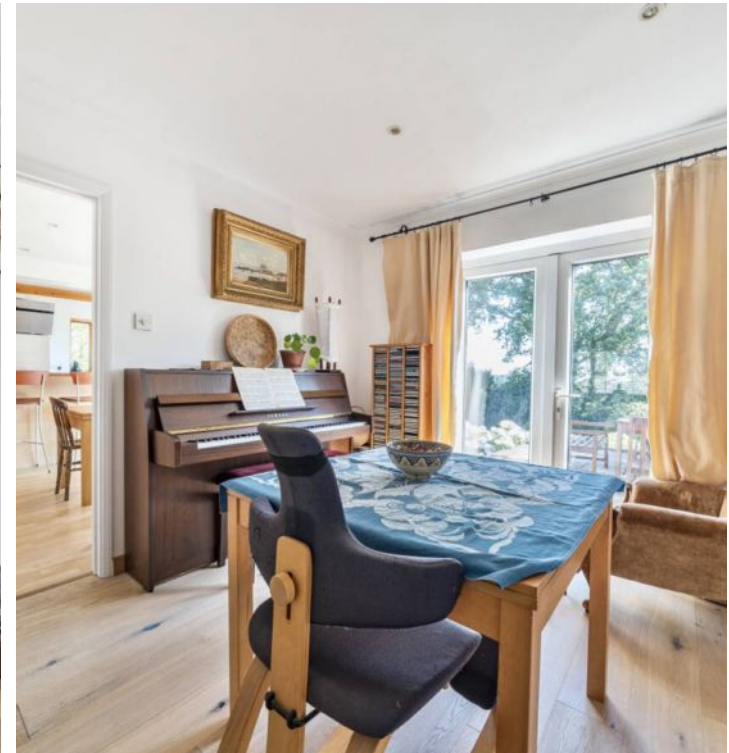


Denbigh Road

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There are four generous bedrooms and a bathroom on the first floor, the bedrooms to the rear again benefiting from fabulous views over the garden and beyond. Stairs lead up to the top floor and the principal suite which comprises of a large landing with excellent built-in storage the principal bedroom again with views and a generous bathroom.

The large corner plot garden to the rear comprises a terrace running along the back of the house from which steps lead down to a generous lawn enclosed by hedging and a door leads back under the terrace to a useful storage cellar. There is a garden studio with adjoining terrace and covered patio.



Denbigh Road

Services & Location

(As advised by our vendor)

Mains: gas, electric, water, and drainage

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

Waverley Borough Council Tax Band: F (£3547.61)

EPC RATING: D

Tenure: Freehold

Directions:

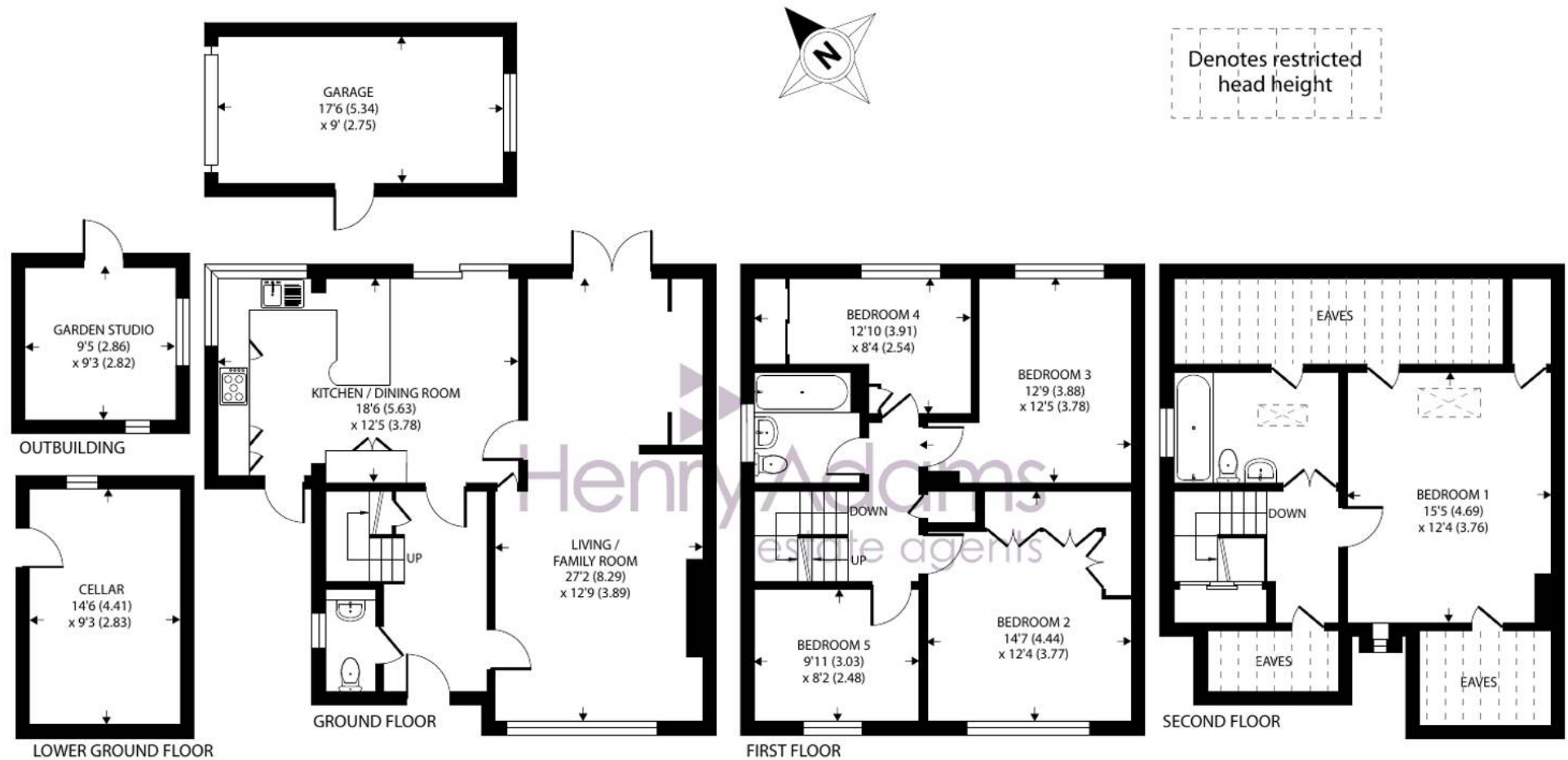
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Location:

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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Denbigh Road, Haslemere, GU27

Approximate Area = 1826 sq ft / 169.6 sq m

Limited Use Area(s) = 205 sq ft / 19 sq m

Garage = 158 sq ft / 14.6 sq m

Outbuilding = 87 sq ft / 8 sq m

Total = 2276 sq ft / 211.2 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: 1323805



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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.