



3 Chiltern Close, Haslemere, GU27 3AD

Guide Price £750,000 - Tenure: Freehold

3 Chiltern Close

Haslemere

- Fantastic Opportunity To Extend (STPP)
- Situated In A Peaceful Residential Location
- Dual Aspect Sitting Room
- Kitchen & Utility Space
- Study
- Short Stroll To The High Street, Train Station & Open Countryside
- Four Double Bedrooms
- Upstairs Bathroom
- Garage
- No Onward Chain

A detached family home which has been in the same ownership for over 50 years, which has been thoughtfully maintained but would now benefit from modernisation.

Although the property would now benefit from updating, it provides a bright and airy feeling with large windows. From the entrance hall is a dual aspect living room with doors opening to the garden. There is then a front aspect study, dining room, kitchen, lean-to utility and cloakroom on the ground floor.

Upstairs a spacious landing leads to four good sized bedrooms and the family bathroom.

There is potential to be extended STPP with space to either side and to the rear of the house. The gardens are fully enclosed primarily laid to lawn with a wide variety of flower beds and shrubs. To the front there is a garage and further parking.



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Services & Directions

As advised by our vendor for the following.

Mains: Gas, Electric, Water and Drainage.

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

Waverley Borough Council Tax Band: (£4093.40)

NB: We have been advised by the current owner that the property does require a new boiler.

Directions:

SATNAV: GU27 3AD

what3words: ///gobbles.goofy.sublime

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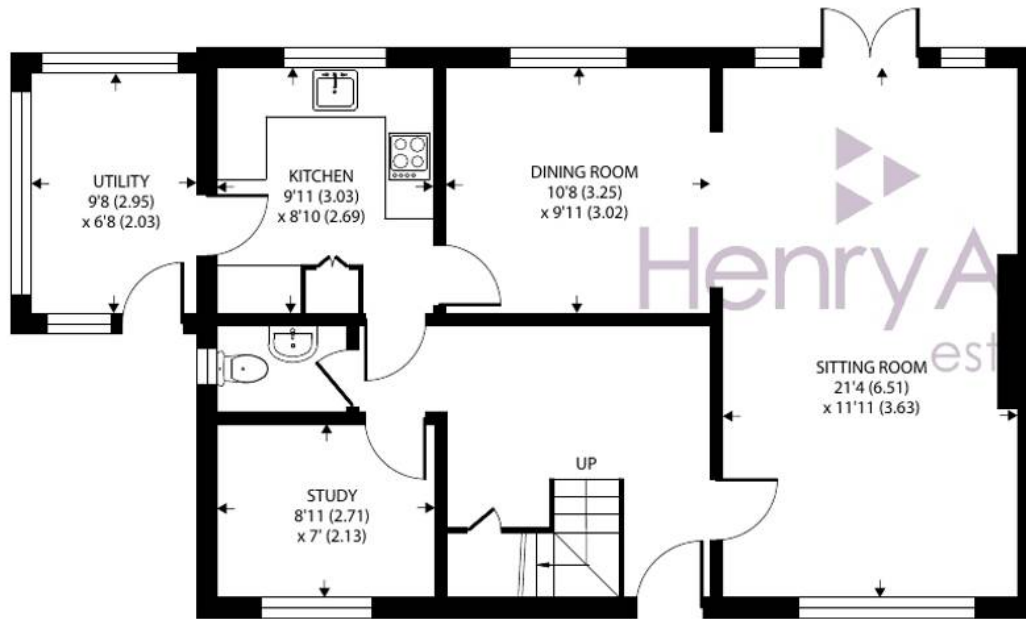
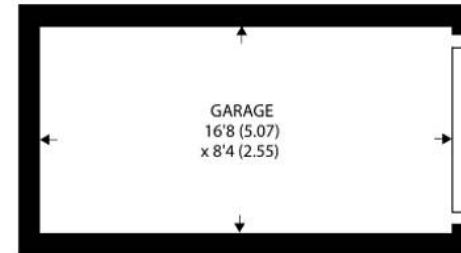


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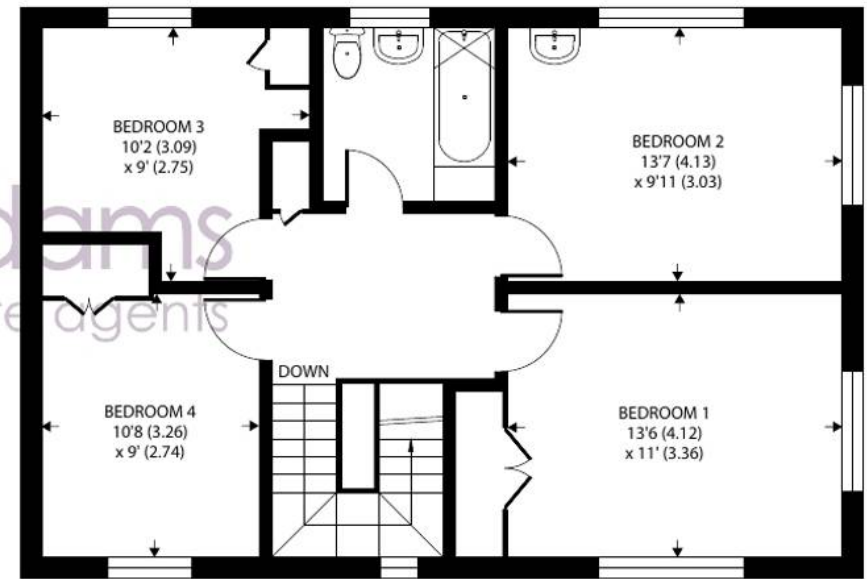
Location

Tucked away in a prestigious and highly sought after location within easy reach of Haslemere High Street and mainline station, convenient for accessing local amenities. Haslemere is an attractive town with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and the mainline station is approximately 1 mile away and offers a fast train service to London Waterloo in around 49 minutes. There are excellent golf courses in Hindhead and Liphook and leisure facilities which include The Haslemere Leisure Centre. Stunning areas of both National Trust and Areas of Outstanding Beauty can be found locally for walking enthusiasts to enjoy.





GROUND FLOOR



FIRST FLOOR

Chiltern Close, Haslemere, GU27

Approximate Area = 1452 sq ft / 134.8 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1591 sq ft / 147.7 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.
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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.