

45 High Street, Haslemere

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# A unique Historic home situated in the heart of Haslemere.

## Location

The property is situated in an extremely convenient location, within a short walk of the town, local shops and the mainline station. Haslemere offers excellent shopping facilities for day-to-day needs, a choice of restaurants, pubs, coffee shops, along with a tennis club and the newly refurbished Herons Leisure Centre. The mainline station provides services into London Waterloo in approximately 56 minutes. More comprehensive shopping facilities are available in the nearby towns of Godalming and Guildford, which are easily accessed via the A286 and the A3, or by train.

Communications in the area are superb, with London approximately 45 miles away and the A3 at Hindhead and Milford providing access to London, the M25 and Gatwick, Heathrow and Southampton airports. Sporting facilities are excellent, including golf at Hindhead, Liphook, Cowdray Park and Chiddingfold, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester.

Haslemere also has an abundance of beautiful countryside on the doorstep, much of it being owned by the National Trust. These areas are ideal for walking, cycling or riding, including Blackdown, The Devil's Punch Bowl and Hindhead Common.

## Distances

Haslemere 0.6 miles (London Waterloo 56 minutes), Guildford 4.7 miles, London 45.7 miles, London Gatwick 47.9 miles, London Heathrow 35.2 miles (Distances and times are approximate)



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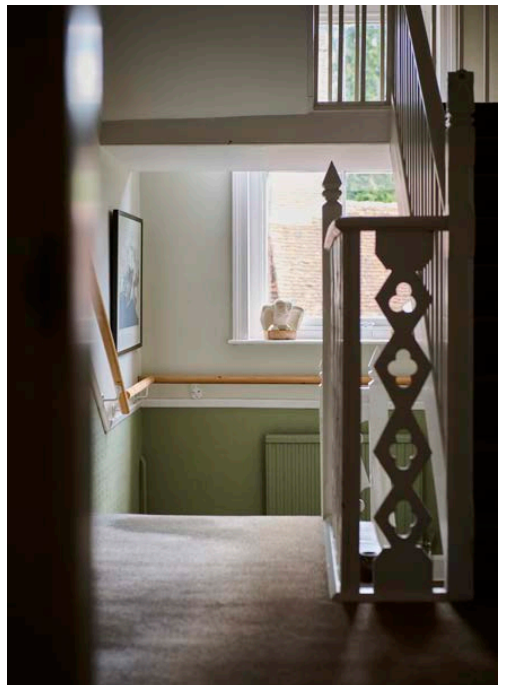


EPC

F









## 45 High Street

A rare piece of Haslemere history with this charming five-bedroom period home, centrally located in the heart of town. Built in 1860 by William Barnes, this exceptional property has not been on the market for over 40 years, making it a truly unique opportunity.

Steeped in history, the house retains many of its original features and offers spacious accommodation arranged over three floors. While the property is in need of upgrading, its potential is undeniable, offering the chance to restore a beautiful period home to its former glory. The accommodation briefly comprises, three generous reception rooms, a kitchen with adjoining utility room and a cellar. A ground floor cloakroom for added convenience. On the first floor the principal bedroom has an ensuite shower room/dressing room, two additional bedrooms and a family bathroom. On the top floor there are two further well-proportioned bedrooms.

Outside, the property boasts a beautifully mature, enclosed garden—an incredibly rare find in Haslemere's town centre. The garden is filled with pretty flowers, shrubs, and a distinctive monkey puzzle tree, providing a peaceful haven. Parking is offered via a garage located just across the road from the house.

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## Property Information

**Tenure:** Available Leasehold 1000 years from 25.3.1823.

**Services:** We are advised by our client that the property has mains water, electricity, gas-fired central heating and mains drainage.

**Local Authority & Council Tax Band:** Waverley Borough Council. Band G

**EPC rating:** F

**Postcode:** GU27 2JY

### Approximate Gross Internal Floor Area

Main House: 2,438 sq. ft / 226.50 sq. m

Outbuilding: 81 sq. ft / 7.56 sq. m

Total: 2,519 sq. ft / 234.06 sq. m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



### Knight Frank Haslemere

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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