



Cherry Tree Avenue, Haslemere, Surrey
Price Guide £925,000 Freehold

CLARKE  GAMMON

3 CHERRY TREE AVENUE HASLEMERE SURREY GU27 1JW

Stunning & Stylish family Home

Contemporarily designed.

Comprehensively updated throughout.

A superbly fitted 22' Kitchen/Dining Room.

Triple aspect Living Room.

4 Bedrooms & 2 Bathrooms.

Landscaped West facing rear Gardens.

Detached Garage with Power.

Walking distance of Shottermill Schools.

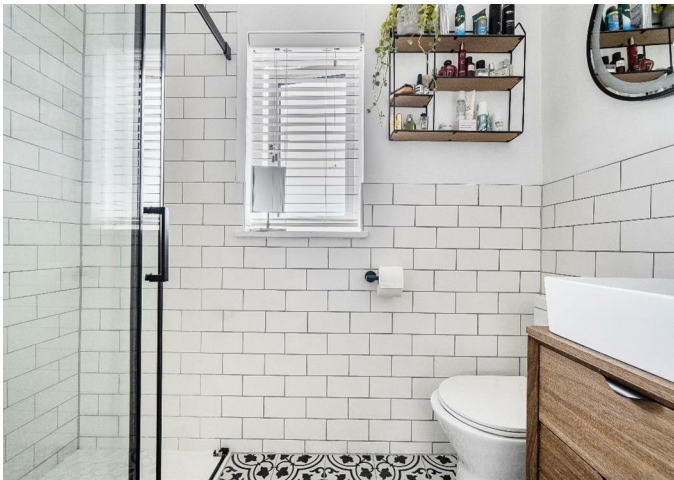
Close to local shops in Weyhill.



A stunning detached family house that has been superbly finished to an extremely high standard and provides a contemporary finish on an established & traditional construction, whilst benefitting from a convenient location, a short walk from Shottermill junior and infant schools

THE PROPERTY

An impressively sized and welcoming Hallway leads to a spacious Utility Room with bespoke cabinetry, Dekton worktops and a luxuriously installed Cloakroom, these areas all served by water-fed, underfloor heated marble flooring. A 22' Kitchen/Dining Room has been enhanced with a superbly fitted Schmitt range of cabinetry, further enhanced with a very useful central Island that provides a very sociable space. There is a separately defined and generous space for seated dining with a bespoke bench seat and storage, sat under the bay window. A step down leads to the naturally light, triple aspect Living Room which also has direct access outside onto a secluded Patio. On the first floor, there are 4 Bedrooms, 3 of which are generous doubles with all having built in wardrobes and the smallest, still a small double or useful Study. An ensuite Shower Room benefits the Master. The 4 piece Family Bathroom has also been fully replaced and includes a walk-in Shower cubicle.



THE GROUNDS

Outside, the Gardens wrap around the House which sits centrally on its plot. Having been recently landscaped, there are defined areas to include a decked area, a natural stone terrace, a lawned area and a very secluded outside dining/seating area positioned on its Westerly aspect, from where to sit in the late afternoons, to enjoy the late sunshine. Gates lead to a good size shingled driveway providing off street parking and access to the detached garage.

SITUATION

The property occupies an elevated position close to National Trust land and extensive walking and cycling routes. In nearby Weyhill are M & S Food, Cook, The Lion's Den, Lion Green with its play area, Tesco, local shops, cafes, restaurants and Haslemere Library. There is a good selection of highly regarded state schools including Shottermill Infant and Junior schools which are just a few minutes walk from the property with private options too with Amesbury (within 7 minutes), St. Ives (within 9 minutes) and Highfield and Brookham (within 11 minutes). Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, hotel, restaurants, public houses and coffee bars. The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast. The town is surrounded by many acres of countryside much of it National Trust owned including the Devil's Punchbowl and Hindhead and Marley Commons.

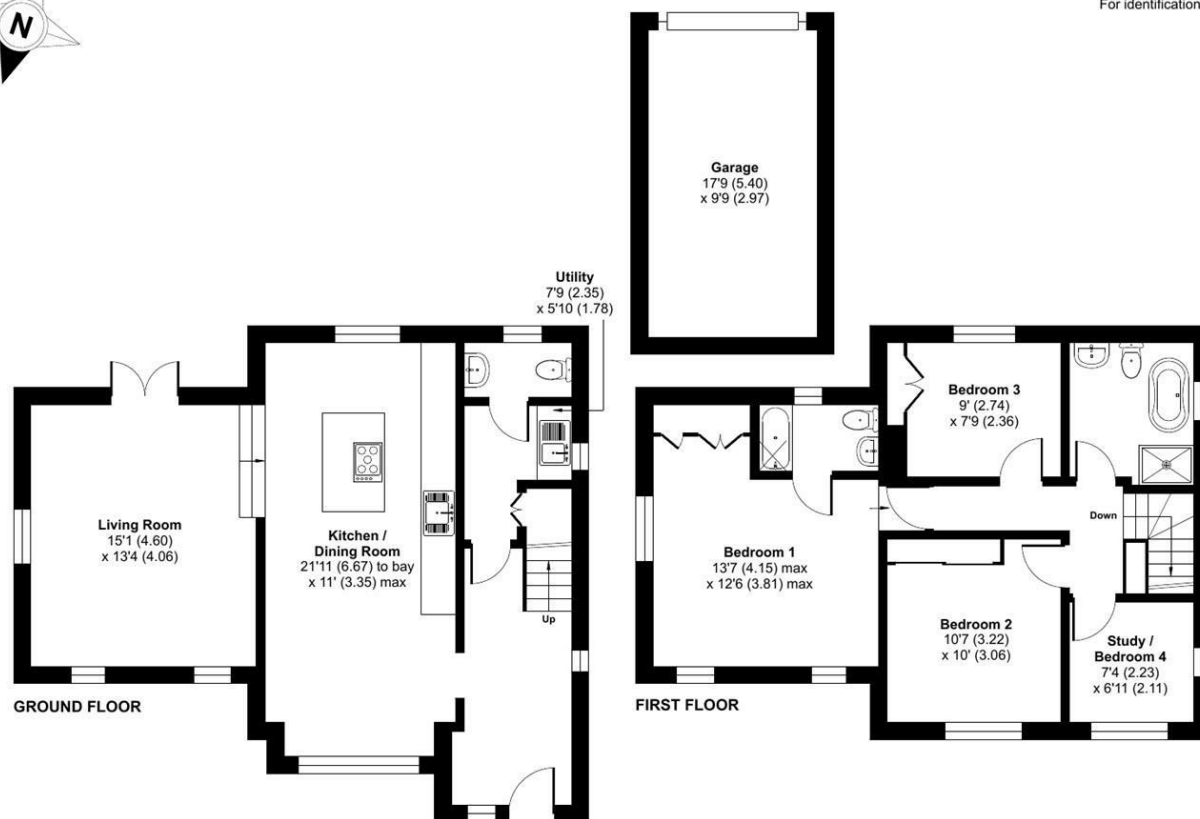
- Shottermill Junior School - 0.2 miles
- Shottermill Infant School - 0.4 miles
- Weyhill & Shops - 0.5 miles
- Haslemere station - 0.9 miles on foot
- Haslemere High Street - 1.5 miles
- A3 Access at Hazel Grove Interchange(Hindhead) - 2 Miles
- Guidford - 16 miles



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Approximate Area = 1417 sq ft / 131.8 sq m (Including Garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Clarke Gammon. REF: 1419971

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band

SERVICES

Mains water, electricity, mains drainage
gas central heating

20th March 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England & Wales	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street. Continue on passing the railway station and through Weyhill shopping area. At the traffic lights at Lion Green turn right into Lion Lane. At the roundabout take the 1st exit into Cherry Tree Avenue where No. 3 will be found a short way along on the left hand side

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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T: 01483 880 900

HASLEMERE OFFICE
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LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
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