

6 Sunvale Avenue, Haslemere - GU27 1PH

Guide Price £595,000 - Freehold

Henry Adams
estate agents



A thoughtfully extended three-bedroom family home in a peaceful residential setting with excellent local connections.

- **Extended and Updated Family House**
- **Open Plan Kitchen/ Dining Room**
- **Sitting Room with Bay Window**
- **Convenient Access To Popular Local Schooling**
- **Large South East Facing Rear Garden**
- **Wood Burning Stove**
- **Useful Utility / Boot Room with Separate WC**
- **Study/ Bedroom Four**
- **Newly Refitted Family Bathroom**
- **Double Garage**

Situated on the western fringes of Haslemere, this attractive three-bedroom semi-detached family home occupies a popular residential setting, conveniently positioned for Haslemere station, Woolmer Hill School and the extensive National Trust countryside nearby.

The property has been thoughtfully extended by the current owners to create spacious and flexible family accommodation, complemented by a generous rear garden and double garage.

The ground floor features an entrance hall leading to a front-aspect sitting room with bay window and cosy wood burning stove. A double storey extension has been added to the side to create a very useful utility / boot room downstairs, with adjoining cloakroom and access to the garden. To the rear, the extended kitchen/dining room provides an excellent space for family life and entertaining, with integrated appliances, a central island and bi-fold doors opening onto the decked terrace.

Upstairs, the landing leads to four bedrooms, including a principal bedroom with bay window. Bedroom four is currently being used as a study, providing useful working from home space. bedrooms two and three are excellent double bedrooms enjoying views of the garden and trees beyond. As part of the side extension a fabulous family bathroom with separate walk-in shower, completes the upstairs.

Outside, the enclosed front garden is laid mainly to lawn and offers potential for the creation of a driveway, subject to the necessary consents. The rear garden features a decked terrace leading down to an expansive lawn. At the end of the garden, a double garage with EV charger is accessed via Oak Tree Lane, providing excellent storage and parking solutions.

Location:

Situated in the sought-after residential area of Shottermill, the property enjoys an exceptionally peaceful setting, surrounded by mature trees and countryside. A network of scenic walking routes is right on the doorstep, the surrounding countryside provides endless opportunities to enjoy the outdoors, with nearby footpaths leading towards Bramshott Chase and beyond. The property is conveniently positioned for local schools, shops, Haslemere station and the A3. The attractive town of Haslemere offers an excellent selection of independent shops and boutiques, restaurants and welcoming coffee houses. For commuters, the mainline station provides a fast service to London Waterloo in approximately 49 minutes, while excellent road links connect the area with London and the south coast. Families are well served by a choice of highly regarded schools for all ages, alongside a range of leisure facilities, including The Edge and Haslemere Leisure Centre.

Directions:

SATNAV: GU27 1PH

What3words: ///backtrack.dandelions.excellent

Services:

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

Mains: Gas, Electric, Water and Drainage as advised by our vendor.

Waverley Borough Council Tax Band 2026/27: Band D (£2,578.79)

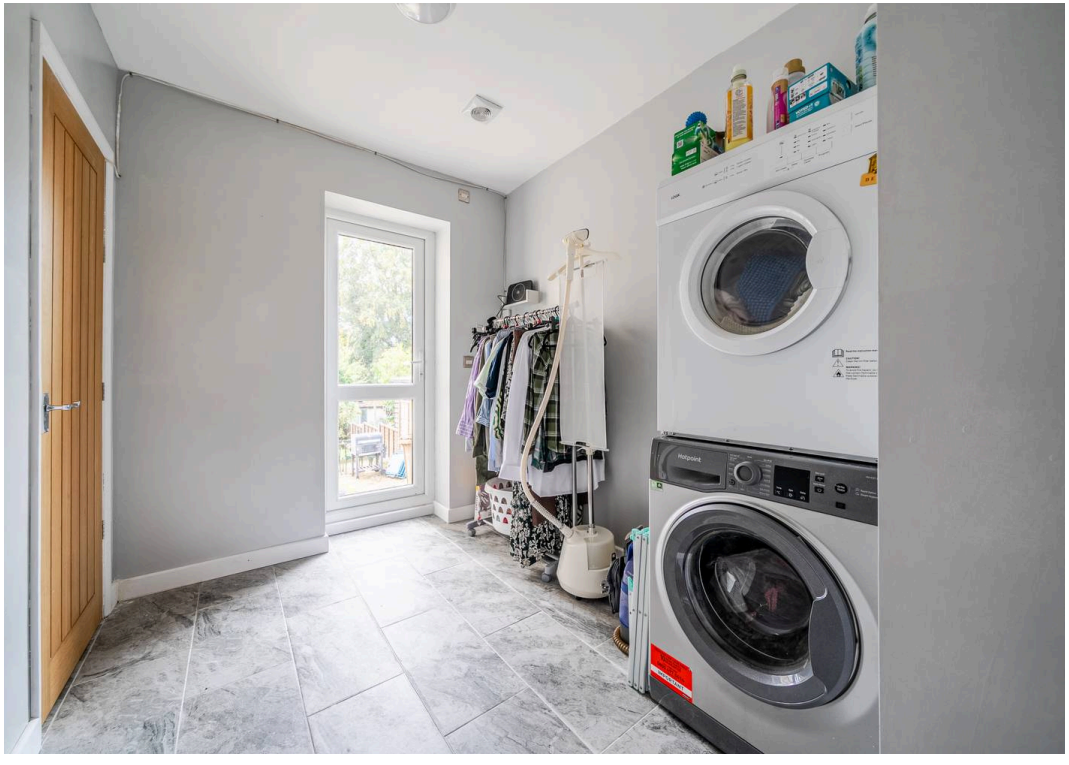
EPC RATING: D

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Hotpoint















Sunvale Avenue, Haslemere, GU27

Approximate Area = 1255 sq ft / 116.5 sq m
Garages = 266 sq ft / 24.7 sq m
Total = 1521 sq ft / 141.2 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 2026.
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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.