



**School Road, Haslemere,
Offers Over £460,000 Freehold**

CLARKE  GAMMON

28 SCHOOL ROAD
HASLEMERE GU27 3RN

Offers Over £460,000

3 Bedroom semi detached.	Very sought after location in Camelsdale.
Rear facing Kitchen/Dining Room.	Fireplace with log burning stove.
Off road parking.	Very close to local Schools.
Level gardens overlooking woodland.	No chain.
Extension potential.	Gas CH.



**A mature semi-detached House
located moments away from
Camelsdale Primary School.**

THE PROPERTY

This well presented House is incredibly well located for local school and shops with Haslemere Station and the High Street, within a 25 minute walk. There's potential to extend the House, subject to the usual permissions.

The ground floor has a refitted Bathroom, a generous 23' Living Room with a feature open fireplace and log burner and across the back of the House is a great Kitchen/Dining Room which opens onto the back terrace and garden. Upstairs are 2 double Bedrooms with a 3rd bedroom too.



THE GROUNDS

Outside and at the front is a driveway with off road parking, an EV charging point and access to the back garden which is a real feature being laid to lawn but having a really pretty outlook over neighbouring woodland. The garden also benefits from a patio and raised decked area.

SITUATION

The popular village of Camelsdale lies on the south-western outskirts of Haslemere and just 2.5 miles from the centre of Liphook. Shottermill with its attractive National Trust owned ponds is just a short distance away, along with Arnolds Garage and convenience store and Camelsdale Infant and Junior school. In nearby Weyhill are Tesco and M & S Food along with local shops, cafes and restaurants. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, restaurants, public houses and coffee bars. There are two hotels; The Georgian in the High Street and Lythe Hill. The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. 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.

Camelsdale - 0.2 miles

Shops and amenities in Weyhill - 1.5 miles

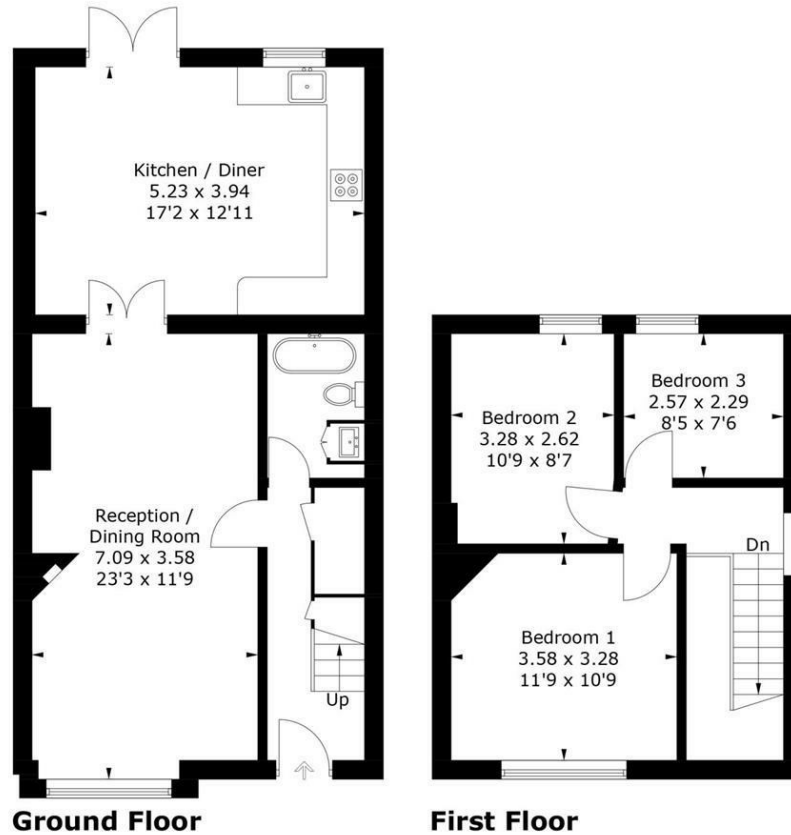
Main line train station - 1.6 miles.

A3 access point at Hindhead - 1 mile.

Haslemere Town Centre - 2 miles.

School Road, GU27

Approximate Gross Internal Area = 95.4 sq m / 1027 sq ft



PRODUCED FOR HOMES ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1167506)

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

4th September 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

CG HASLEMERE OFFICE

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DIRECTIONS

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

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

