

1 Cuthbert Row Pathfields, Haslemere, Surrey GU27 2BY

Guide Price £300,000 - Share Of Freehold (104 Years Remaining)

Henry Adams
estate agents

This immaculately presented two bedroom apartment is perfectly situated off Church Lane providing convenient access to the amenities of Haslemere High Street.

- Two Double Bedrooms With Fitted Wardrobes
- Private West Facing Terrace
- Useful Large Understairs Storage Cupboard
- Allocated Parking Space & Visitor Parking
- Principal Bedroom With En-suite Shower
- Dual Aspect Kitchen With Integrated Appliances
- Family Barthroom
- Less Than 5 Minute Walk To Haslemere High Street
- Attractive Sitting Room With Bay Windows & Patio Doors Into West Facing Private Terrace
- 10 Minute Walk To Haslemere Station

Occupying an enviable position within easy walking distance of Haslemere High Street and mainline railway station, this beautifully presented two-bedroom ground floor apartment offers spacious, well-appointed accommodation, complemented by an attractive private terrace overlooking the surrounding woodland. Combining the convenience of central town living with a peaceful and leafy outlook, the property would make an ideal home for downsizers, professionals, couples or those seeking an easily maintained lock-up-and-leave property. Further benefits include a share of freehold, allocated parking and, importantly, no onward chain.

The accommodation is approached via a communal entrance, with the private entrance hall providing access to all principal rooms and useful built-in storage. The generously proportioned, dual-aspect kitchen is fitted with a comprehensive range of contemporary wall and base units, complemented by integrated appliances and windows to the side and rear, creating a particularly light and practical space.

The spacious sitting room is a lovely feature of the apartment, enjoying an abundance of natural light and attractive views towards the surrounding trees and woodland. Elegant bay windows add character, while French doors open directly onto the private paved terrace, creating a seamless connection between the living space and the outdoors.

There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes. The principal bedroom is further enhanced by a contemporary en-suite shower room, while the second bedroom offers excellent flexibility, whether required for guests, family or as a home office. A separate, generously sized family bathroom, fitted with modern bathroom fittings, completes the internal accommodation.

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Outside, the property enjoys a particularly appealing private terrace adjoining the sitting room. Overlooking mature trees and greenery, this provides a peaceful and sheltered setting for outdoor dining, entertaining or simply relaxing. The apartment also benefits from one allocated parking space, together with a substantial secure storage cupboard situated within the communal lobby, conveniently adjacent to the entrance to No. 1.

Services, Utilites & Lease Information:

Share of Freehold (3 Flats) - 104 years remaining

Current service charge approximately £1,386.53 (1.2.2026 - 31.1.2027)

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: D Waverley £2,578.79

EPC Rating: C

Location & Directions:

SATNAV: GU27 2BY

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1 Cuthbert Row is very conveniently located within close proximity of the High Street. Haslemere mainline station is also within easy reach and offers a fast service to London Waterloo (49 minutes). Haslemere is an attractive town with a good range of independent shops, boutiques, restaurants, coffee houses and Waitrose and M&S Food Hall. There are good road links to London and the south coast and both Gatwick and Heathrow airports. Schooling in the area is excellent with both state and private for all ages.







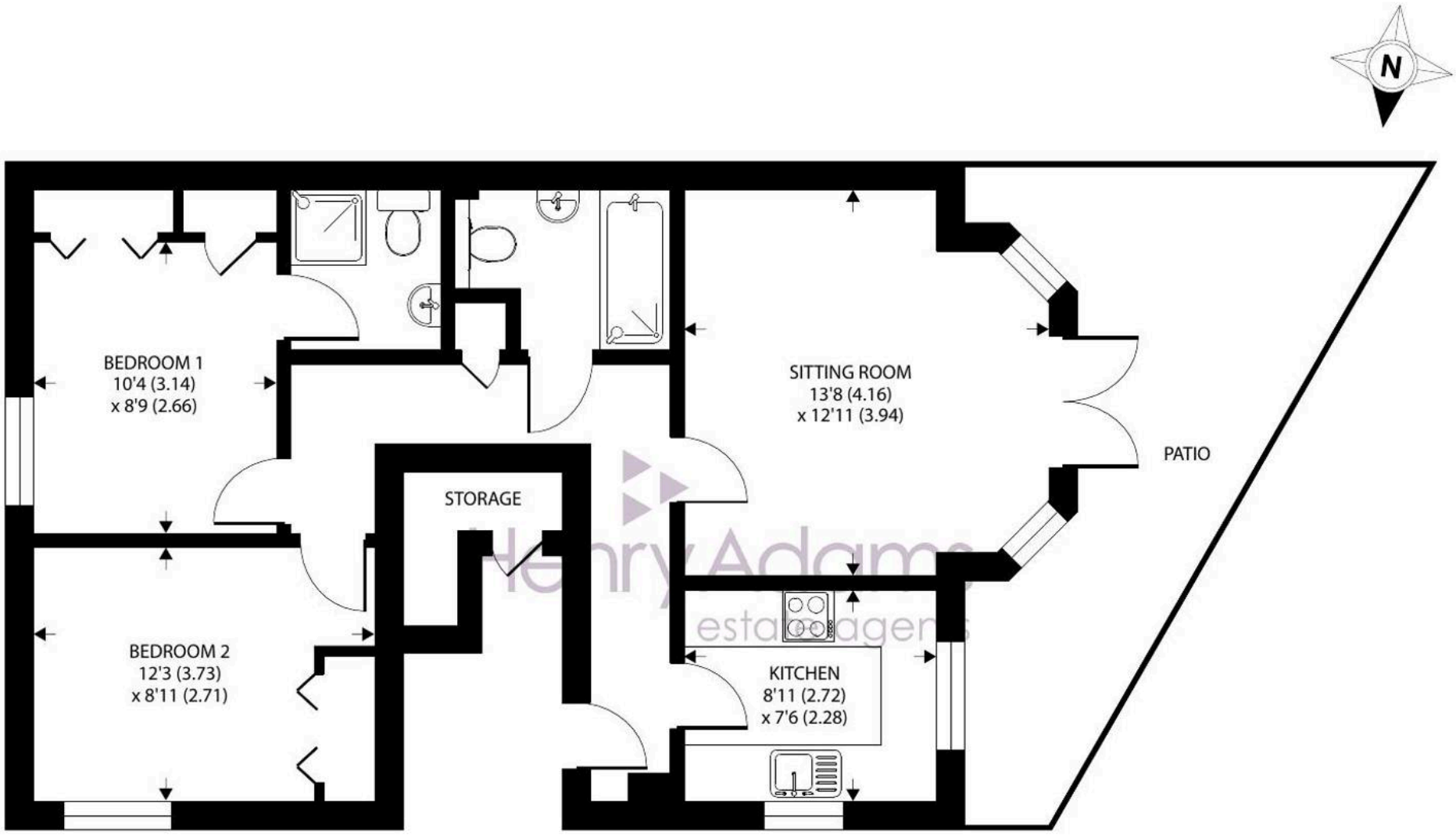












GROUND FLOOR

Cuthbert Row, Haslemere

Approximate Area = 641 sq ft / 59.5 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