



Flat 1, The Old Mill, Liphook Road, Haslemere, West Sussex, GU27 3QE

Guide Price £295,000 - Leasehold (999 Years from 21st March 2010)

Light and spacious recently refurbished two bedroom ground floor maisonette in historic former Mill, benefiting from garage, parking, communal garden overlooking pretty stream.

- Two Bedroom Ground Floor Maisonette In Historic Former Mill
- Recently Refurbished To A Very High Standard
- Open Plan Living Room/Kitchen/Dining Room
- Extra Room For Dressing Room/Work From Home Space/Nursery
- Luxuriously Appointed Bathroom With Underfloor Heating
- Kitchen With Built-In Appliances
- uPVC Double Glazing Throughout
- Parking To The Front Of The Property & Garage & Parking In Front Of Garage.
- Secluded Communal Garden Overlooking The Stream
- No Onward Chain

A rare chance to purchase a recently refurbished two-bedroom flat situated in this historic former Mill close to local shops and facilities including Haslemere mainline station.

The front door opens into an entrance lobby with coats hanging space, beyond which an oak door leads to a light and spacious double-aspect open plan reception room. This features living, kitchen and dining space. The living area has a feature wall providing space for a television, the kitchen, recently refitted includes excellent work surface space, complimented by plentiful base and eye level storage and a one and a half bowl sink. Appliances include built-in electric hob with extractor above and oven below, Beko tall fridge/freezer and washer/dryer, as well as an integrated slim-line dishwasher. Off the kitchen is a generous dining space with room for a table and four chairs. To the left of the front door is the second bedroom with an aspect to the front. Walking through from the dining space takes you to an inner hallway with airing cupboard housing new Gledhill hot water storage tank and plenty of storage space as well as a floor to ceiling recessed shelved area which could be turned into further cupboard space. The main bedroom a generous double is complimented by a additional room which would make an excellent dressing room, nursery or work from home space. A luxuriously appointed bathroom features a bath with shower over as well as benefiting from electric underfloor heating.

Outside there is parking to the front of the property as well as a garage with additional parking in front of that. Accessible via a pathway alongside the stream is a hidden communal garden with a lawn that joins the banks of the stream in what is a truly peaceful spot. The property also benefits from electric heating, double-glazing a long lease, share of the freehold and is available with immediate vacant possession for those looking for a speedy move.

Location & Directions

1 The Old Mill enjoys a highly convenient position on Liphook Road, just a short walk from the excellent amenities of Wey Hill, where a wide selection of independent shops, cafés, restaurants, supermarkets and everyday conveniences can be found. Haslemere's picturesque High Street is also within easy reach, offering an attractive mix of boutique shopping, eateries and local businesses.

Haslemere mainline railway station is approximately one mile away and provides fast and regular services to London Waterloo in around 48 minutes, making the property an excellent choice for commuters. The nearby A3 offers convenient road connections to London, Guildford, Portsmouth and the south coast.

The area is renowned for its excellent educational provision, with a wide choice of highly regarded state and independent schools catering for all ages. Leisure facilities include The Edge Leisure Centre and Haslemere Leisure Centre, together with an excellent selection of sports clubs, golf courses and tennis facilities.

Surrounded by the outstanding natural beauty of the Surrey Hills National Landscape and the South Downs National Park, Haslemere is ideal for those who enjoy an active outdoor lifestyle. The surrounding countryside offers an abundance of scenic walking, cycling and riding routes, with extensive National Trust land, including Hindhead Commons and the spectacular Devil's Punch Bowl, all within easy reach.

SATNAV: GU27 3QE

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Services & Lease Notes

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

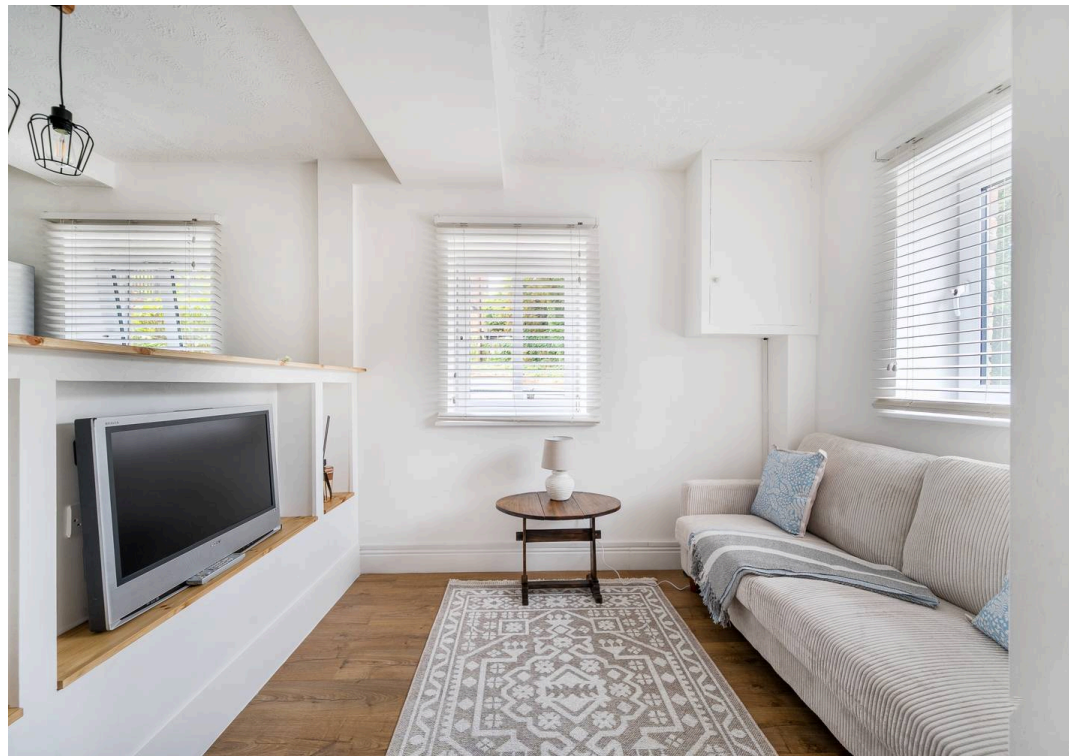
Share Of Freehold - 999 Years from 21st March 2010 - Service Charge is £85 per month which includes House Insurance

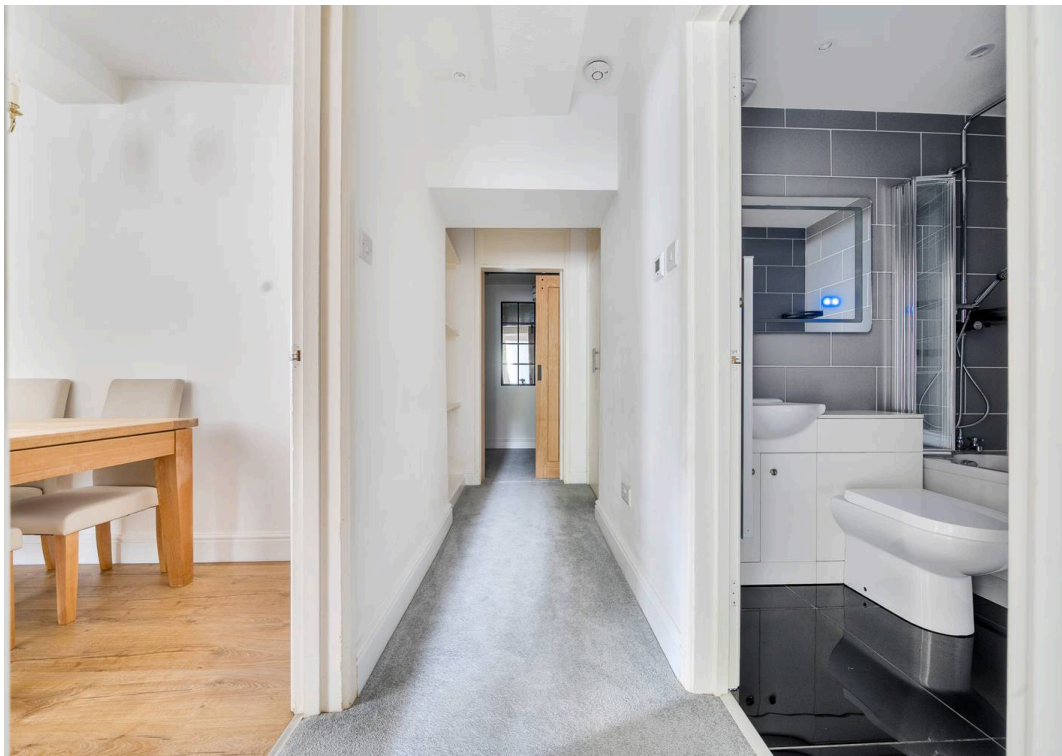
Mains: Electric, water, and drainage (as advised by our vendor)

Chichester Borough Council Tax Band C: (£2186.49)

EPC: E

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GROUND FLOOR

Liphook Road, Haslemere, GU27

Approximate Area = 620 sq ft / 57.6 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 745 sq ft / 69.2 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. Produced for Henry Adams. REF: 1513463



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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