



Woolmer Hill Road, Haslemere, Surrey, GU27 1QA
Price Guide £1,195,000 Freehold

CLARKE  GAMMON
1919

**3 UPPER HANGER WOOLMER HILL ROAD
HASLEMERE SURREY GU27 1QA**

Price Guide £1,195,000

Stunning family home built
in 2023

Air source heat pump central
heating

Main bedroom with dressing
area and en suite

3 further double bedrooms

Guest en suite and family
bathroom

Fabulous
kitchen/dining/family room

Living room & study

Good size level gardens and
driveway parking

Fibre broadband and cat 5
wiring

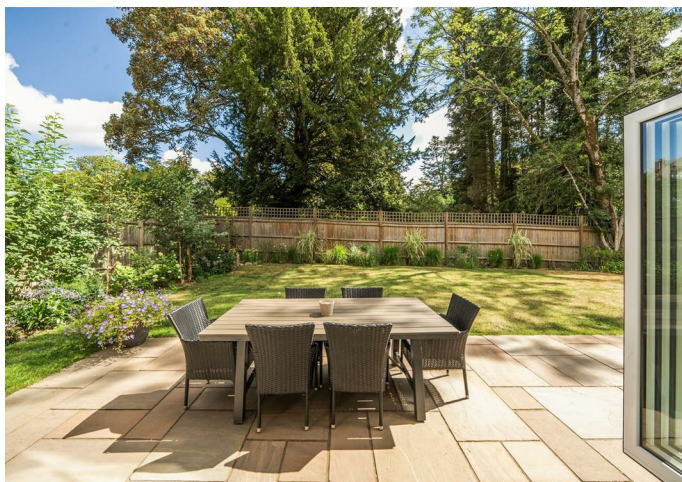
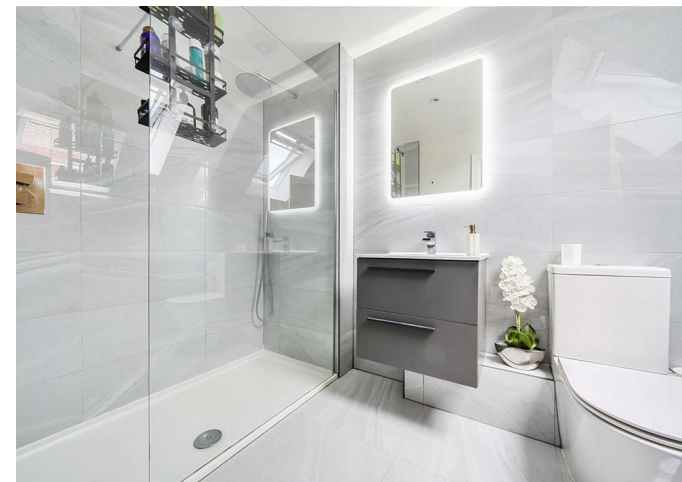
Utility room & cloakroom



**A fantastic high specification modern
four bedroom detached home, being part
of a small development of three
properties, just a short walk of Woolmer
Hill School and within easy reach of
shops and amenities in Weyhill and
nearby Bramshott Common**

THE PROPERTY

This spacious and stylish family home was built by CY homes in 2023 and has well planned accommodation of over 2,100 sq ft. It features a sleek contemporary kitchen with Glacier White Corian worktops, integrated appliances and central island, which is open plan to the dining/family room that has bi-fold doors opening onto the patio and lawned rear garden. The separate living room also has bi-fold doors to the patio and completing the ground floor is a utility room, study and cloakroom. The ground floor also benefits from under floor heating via the air source heat pump and grey oak effect tiled flooring. There are four bedrooms on the first floor - the main bedroom has a fabulous full height gable window, dressing area and luxuriously appointed en-suite shower room and guest bedroom two has fitted wardrobes and an en-suite shower room. Bedrooms three and four also have built-in wardrobes and share the family bathroom.



THE GROUNDS

A gated driveway leads to the property, where on both sides of the house are smart block paved driveways providing parking for three cars and electric car charging, with paths to the oak framed entrance porch. The good size level rear garden and level has a wide natural stone patio adjoining both the dining/family room and living room with bifold doors to both.

SITUATION

In nearby Weyhill are Tesco and M & S Food along with local shops, cafes, restaurants and Haslemere Library. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and Space NK, Coppa Club hotel, restaurants, public houses and coffee bars. Lythe Hill Hotel on the outskirts of the town has a spa and 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. 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.

Woolmer Hill School - 0.25 miles

Weyhill shops and amenities - 1 mile

Haslemere main line station - 1.5 miles

Haslemere High Street - 2 miles

A3 access at Hazel Grove interchange - 1.6 miles

Guildford 15 miles

All distances approximate

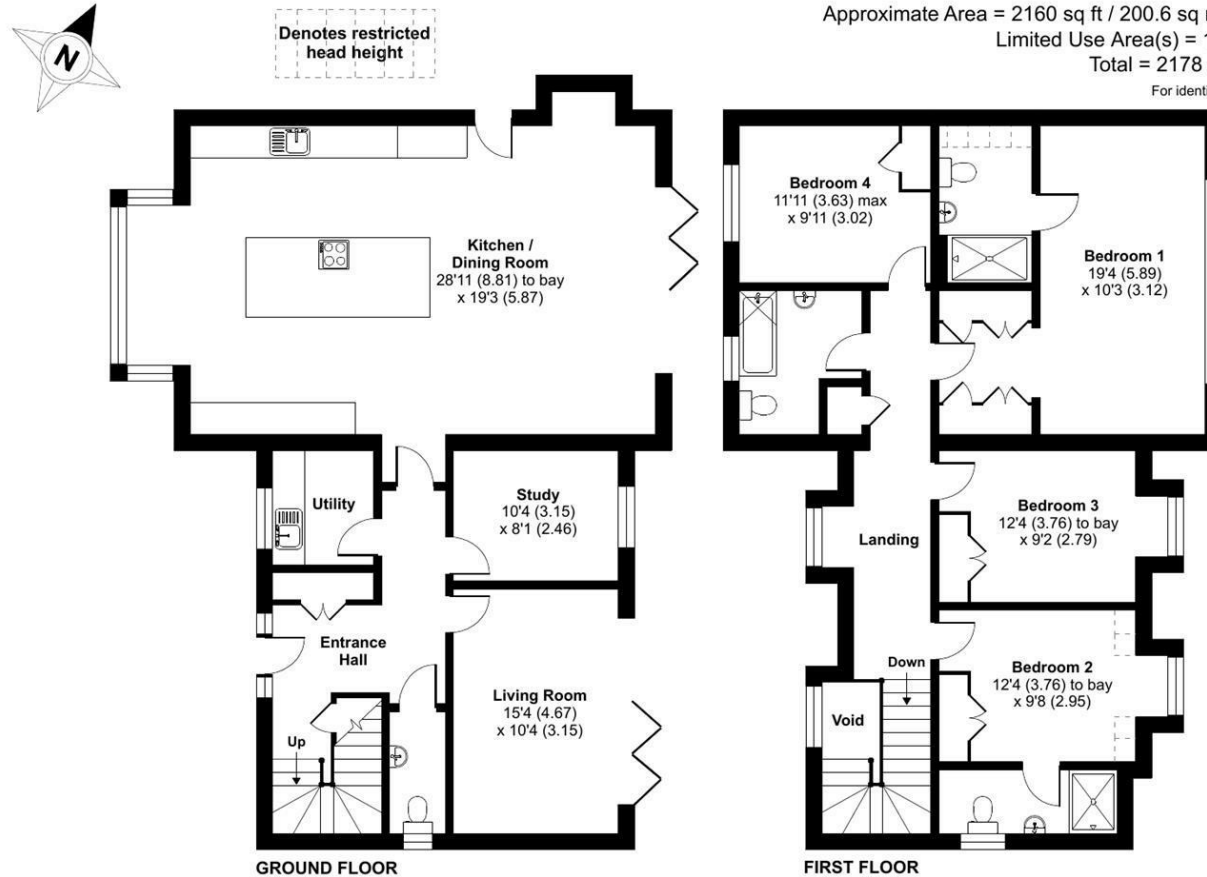
3 Upper Hanger, Woolmer Hill Road, Haslemere, GU27 1QA

Approximate Area = 2160 sq ft / 200.6 sq m (excludes void)

Limited Use Area(s) = 18 sq ft / 1.7 sq m

Total = 2178 sq ft / 202.3 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 951854

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band G

SERVICES

Mains water, electricity, mains drainage
gas central heating

31st July 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	89	
(69-80) C		
(55-68) D		
(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

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street and continue on passing the railway station and through Weyhill. Proceed over the traffic lights by Tesco then take the 4th left into Critchmere Hill. Continue down the hill and up the other side where the property will be found on the right opposite the turning to Hatchetts Drive on the left.

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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HASLEMERE OFFICE
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LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
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