



Fieldway, Haslemere, Surrey
Offers In The Region Of £385,000 Freehold

CLARKE  GAMMON
1919

22 FIELDWAY
HASLEMERE SURREY GU27 2AX

Offers In The Region Of £385,000

Potential to improve and extend.

3 bedrooms.

Great corner plot.

Sensibly priced.

Lovely sunny gardens.

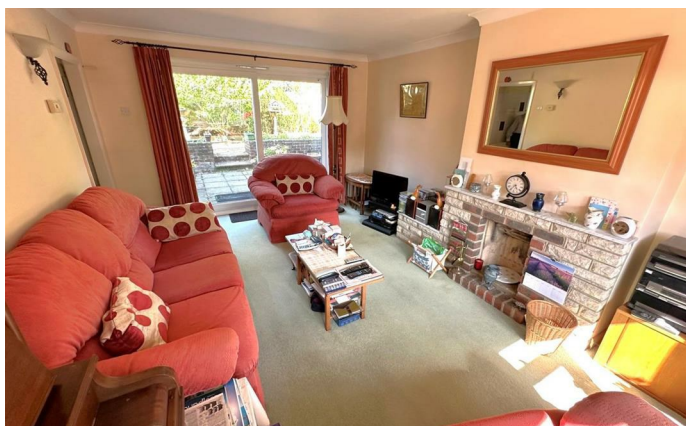
Very quietly located in cul de sac.

Large kitchen/dining room.

Convenient for town centre and railway station.

Off road parking and garage.

Great project.



A 3 bedroom semi-detached house enjoying a generous corner plot and perfect for extension and improvement. (STPP)

THE PROPERTY

This house has been in the same ownership for many years and now presents a great opportunity to update, improve and make your own mark on a solidly built house in a very quiet traffic free cul de sac. The ground floor has a living room with open fireplace and a 24' long kitchen/dining room and upstairs are 3 bedrooms and a bathroom. It benefits from recently installed Upvc double glazing and the house has gas fired central heating. Whilst clearly habitable, it would benefit from refurbishment and possible re-modelling of the ground floor but it really does genuine scope to extend to its side. It is located very quietly but centrally and very convenient for the town centre and railway station.



THE GROUNDS

Outside, there's a generous front garden with a garage to the side and further off road parking for multiple vehicles. The rear garden has a full width patio with raised planting troughs and there's also a separate lawn area. The whole enjoys a secluded aspect.

SITUATION

Haslemere offers a comprehensive range of shops including Waitrose, Tesco, M & S Food, Boots, Lloyds Pharmacy, Space NK along with boutiques, restaurants, public houses and coffee bars including Costa. There are two hotels; The Georgian in the High Street and Lythe Hill, both of which have spas. There are two sports centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground. The area is renowned for its excellent schools, both state and private. The main line station provides a fast and frequent service into London Waterloo in under one hour and the A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.

Haslemere Station 0.6 miles.

A3 Access 3.5 miles.

Guildford 15 miles.

London Waterloo 55 minutes by fast train.

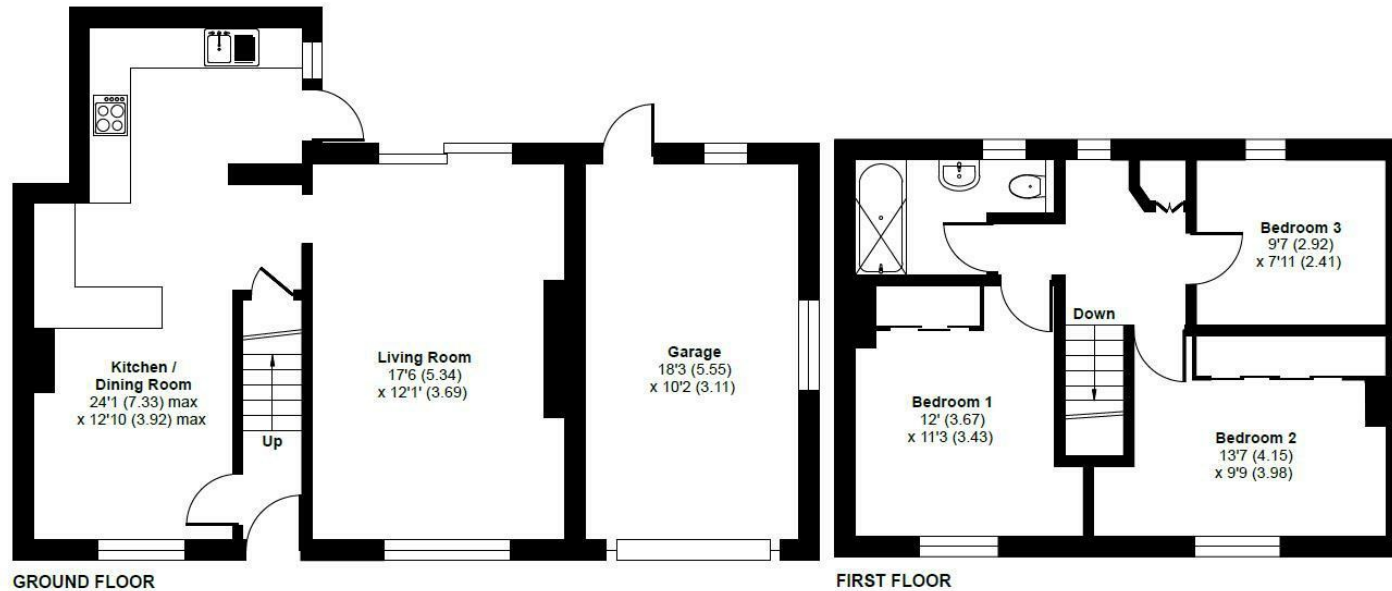
Fieldway, Haslemere, GU27

Approximate Area = 979 sq ft / 90.9 sq m

Garage = 184 sq ft / 17 sq m

Total = 1163 sq ft / 107.9 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 Clarke Gammon. REF: 1497082

LOCAL AUTHORITY

Waverley Borough council

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

28th July 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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.

CG HASLEMERE OFFICE

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DIRECTIONS

Turn left from our offices on the High Street, turning right into West Street and follow this until it becomes Bridge Road, Fieldway will be found on the right and no 22 is tucked away at the end, on the right hand side.

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

