

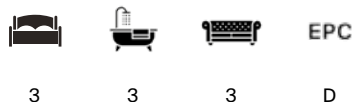


LITTLE ALDERS, THREE GATES LANE, HASLEMERE



A SOUTH-FACING HOME IN THE HEART OF HASLEMERE TOWN

Believed to date from the 1950s, Little Alders is a beautifully light and airy bungalow with windows facing south towards the views allowing the property to be flooded with natural light throughout the day.



Local Authority: Waverley Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, electricity, drainage and gas-fired central heating

Haslemere High Street 300 metres, Haslemere mainline station 0.9 miles (London Waterloo 56 minutes), Guildford 14 miles, Chichester 21 miles, London 46 miles

(Distances and times are approximate)



THE PROPERTY

Little Alders occupies a prime position on one of Haslemere's most desirable roads, with its elevated position giving open views south over the town.

Believed to date from the 1950s, Little Alders is a beautifully light and airy bungalow which makes the most of its setting, with windows facing south towards the views allowing the property to be flooded with natural light throughout the day.

The house features generous reception spaces, together with three double bedrooms and an excellent sized kitchen / breakfast room with a two-oven Aga at its heart.





BEDROOMS AND BATHROOMS

Little Alders has a principal bedroom suite with en suite bathroom, a further two bedrooms and a family bathroom.

The property has been kept beautifully by the current owners but offers the incoming purchasers an excellent opportunity to modernise, extend or replace the property subject to the usual consents.







GARDENS AND GROUNDS

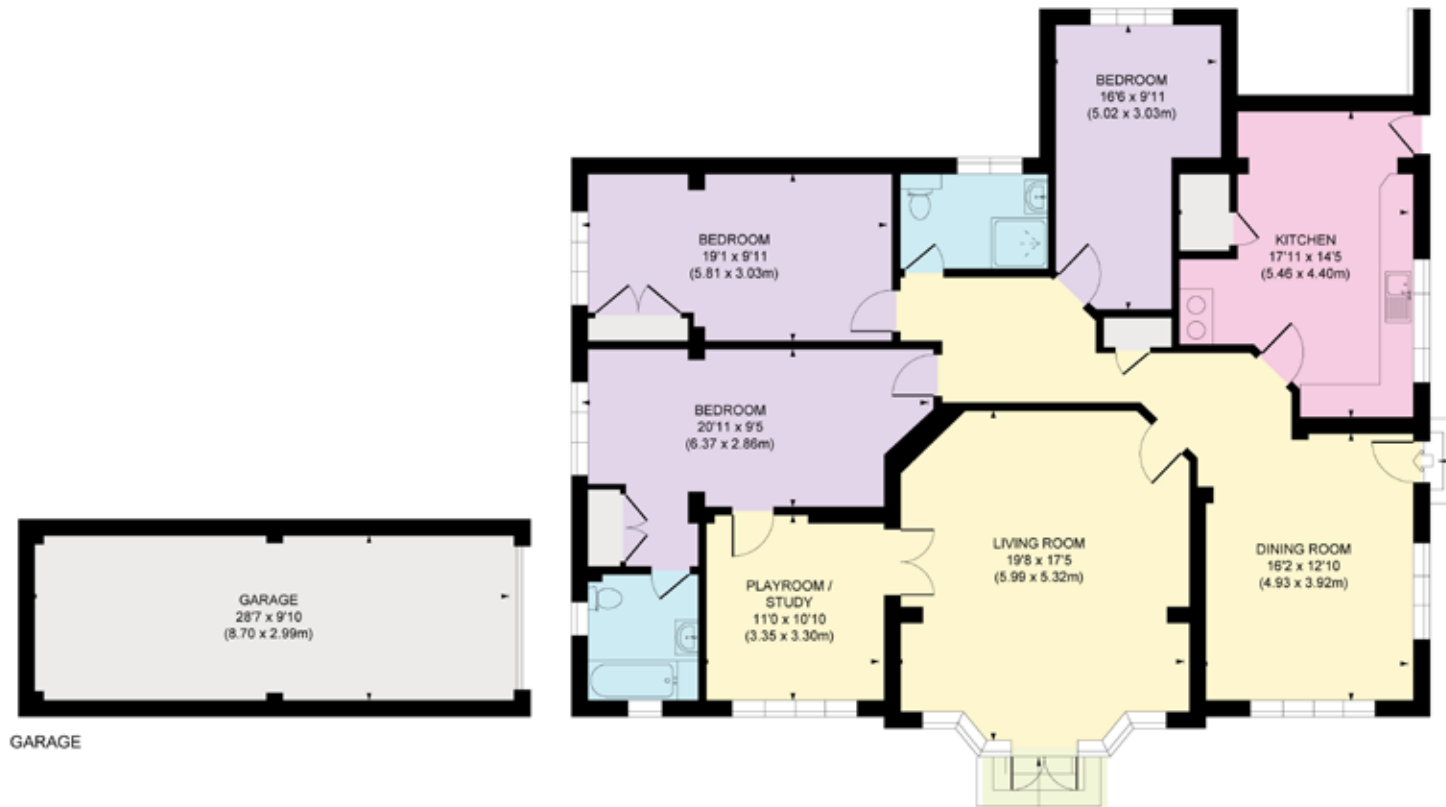
Little Alders is accessed via an ornamental gravelled driveway, leading in turn to a parking area in front of the house and the garage beyond.

The house is surrounded by formal gardens and grounds incorporating large sun terraces which lead directly off principal reception rooms, down to the formal lawns.





Approximate Gross Internal Area
Main House 1,695 sq. ft / 157.50 sq. m
Garage 280 sq. ft / 26.01 sq. m
Total 1,975 sq. ft / 183.51 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

(Including Garage)
Approximate Gross Internal Area = 183.51 sq m / 1,975 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Russell Grieve

01428 770562

russell.grieve@knightfrank.com

Knight Frank

1 West Street, Haslemere, Surrey, GU27 2AB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.