



15 Timbermill Court, Haslemere, Surrey, GU27 1NH

Guide Price £250,000 - Leasehold (New 150 Years Remaining -Thames Valley Housing)



# A Beautifully Presented Two Double Bedroom Maisonette With Private Garden And Off-Street Parking, Situated In A Quiet Cul-De-Sac In Haslemere.

- Private Garden
- Off-Road Parking & EV Charger
- Modern Open-Plan Living Room
- Contemporary Kitchen With Integrated Appliances
- Ample Natural Light Throughout
- Stylish Modern Bathroom
- Main Bedroom With Built In Wardrobes
- Quiet Residential Area
- Breakfast Bar
- Walking Distance To Wey Hill & Station

This two-bedroom maisonette offers a well-planned layout with plenty of natural light throughout. The entrance hallway has built-in storage cupboards and leads into a spacious open-plan living and kitchen area. the main living space, with a feature wall and bespoke shelving for storage and display.

The kitchen is fitted with modern units, a peninsula with breakfast bar seating, integrated appliances, and pendant lighting. Large windows keep the living and kitchen areas bright throughout the day.

There are two double bedrooms, with the main bedroom benefitting from built-in wardrobes, carpeting, and good natural light. The family bathroom is fitted with an illuminated mirror, modern tiling, and built-in shelving.

Outside, the property has off-street parking with an EV charging point, and its own private front entrance with a small front garden. The rear garden is fully enclosed and landscaped with lawn, planting, and gravelled areas, with space for outdoor seating and a barbecue area, plus a garden shed for storage.

## Location & Directions

Timbermill Court is set in a quiet cul-de-sac in Haslemere, a market town in the Surrey Hills Area of Outstanding Natural Beauty, on the borders of Hampshire and West Sussex. It is conveniently located for schools, shops, the station and A3.

Haslemere's High Street and town centre offer a mix of national chains including Waitrose, Boots and TJ Jones alongside independent shops/boutiques, restaurants and cafés, plus the additional shopping area at Wey Hill. Haslemere railway station is on the Portsmouth Direct Line, with services to London Waterloo and Portsmouth Harbour, and the journey to London Waterloo on the fast line takes around 49 minutes, making the town a popular choice for commuters. The town also lies just east of the A3, providing good road links towards London and the south coast.

There are excellent local schools for all ages and leisure facilities including The Edge which is within easy reach and also The Haslemere Leisure Centre. The property is surrounded by delightful countryside with footpaths nearby leading up onto Bramshott Chase and beyond.

For those who enjoy the outdoors, Haslemere is surrounded by National Trust land, including Black Down, Hindhead and Marley Common, offering extensive walking and cycling routes on the doorstep.

SAT NAV: GU27 1NH

What3Words: /// inert.gazes.spend

## Services & Lease Notes

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Mains: electric, water and drainage (As advised by our vendors)

Waverley Borough Council: Band C (£2,292.26)

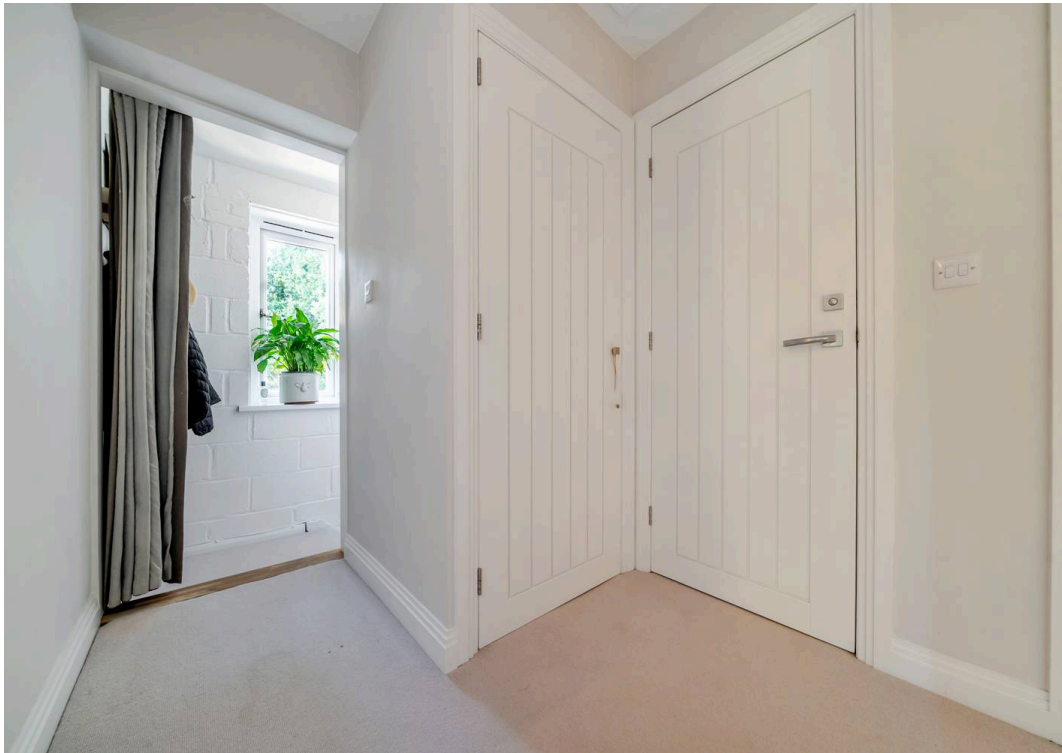
EPC RATING: D

Lease Length: Leasehold - New 150 Year Lease (Thames Valley Housing)

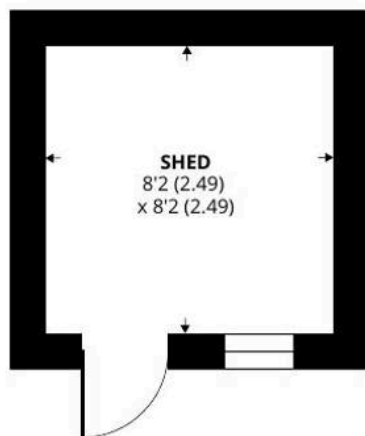
Maintenance Charge: Approximately £1,137 per annum (As Advised By Our Vendor)

Instagram: Follow us @haslemerepropertyclub

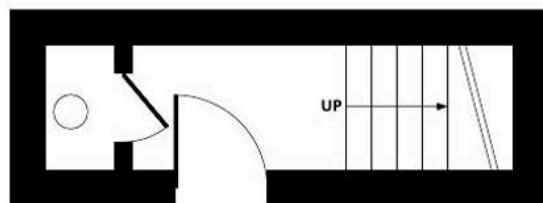




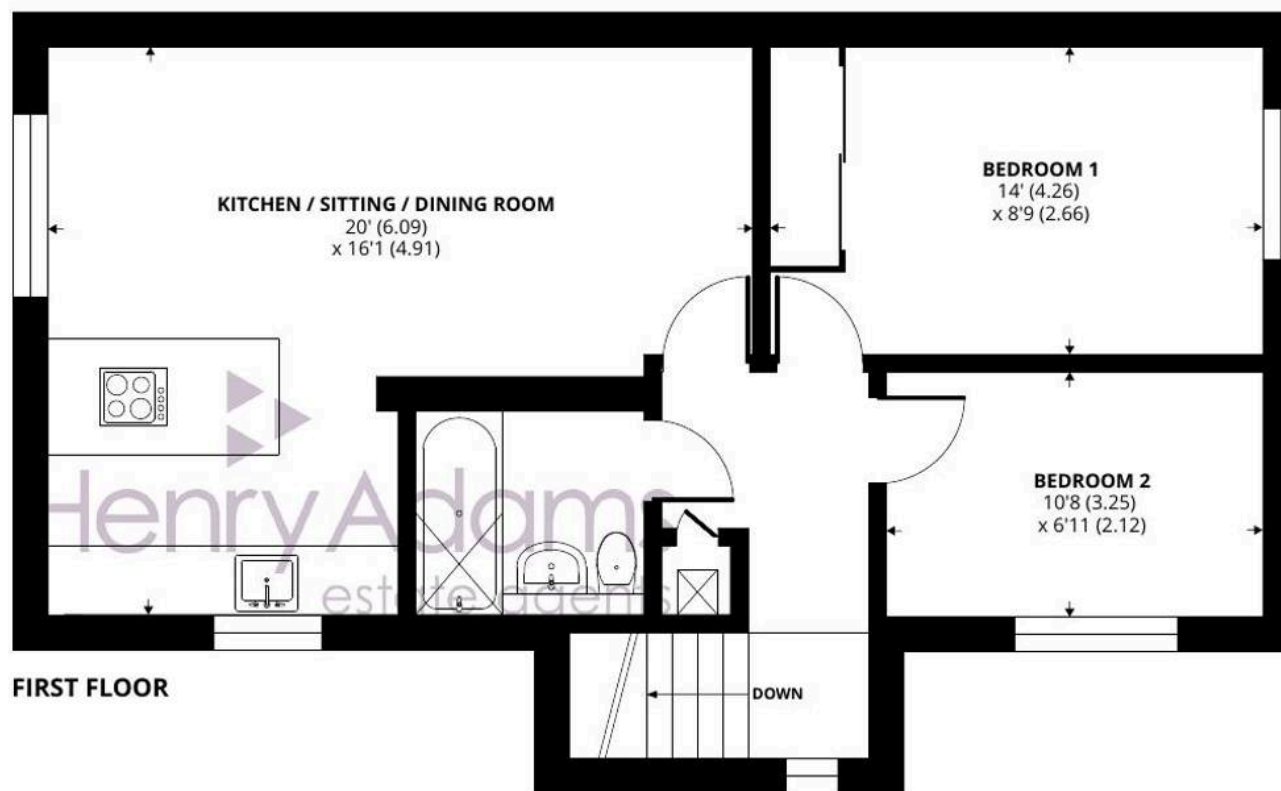




**OUTBUILDING**



**GROUND FLOOR**



**FIRST FLOOR**

## Timbermill Court, Haslemere, GU27

Approximate Area = 625 sq ft / 58 sq m

Outbuilding = 67 sq ft / 6.2 sq m

Total = 692 sq ft / 64.2 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: 1497981



## Henry Adams - Haslemere

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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