



82b Wey Hill, Haslemere - GU27 1HS

Guide Price **£320,000** - Freehold

A stylish two-bedroom semi-detached home with a striking double-height glazed extension, Juliette balcony, private courtyard garden, and prime position just off Wey Hill.

- Attractive Two-Bedroom Semi-Detached Home
- Double-Height Glazed Extension
- Modern Kitchen
- Spacious Dual Aspect Sitting/Dining Room
- Convenient Downstairs W.C.
- Private Courtyard-styled Garden
- Central To Wey Hill
- Walking Distance To Haslemere Mainline Station
- Solar Panels For Electricity & Hot Water
- Walking Distance To Haslemere Station Within 7 Minutes

Tucked just behind Wey Hill High Street in the heart of Haslemere, this beautifully presented semi-detached home combines modern design with practical living spaces.

The ground floor, which benefits from underfloor heating centres around a contemporary kitchen to the front, leading through to a generous sitting/dining room. A striking double-height glazed extension at the rear floods the room with natural light and creates a wonderful connection to the private courtyard garden beyond. There is also a downstairs W.C. which completes the ground floor accommodation.

Upstairs, the principal bedroom enjoys the same impressive proportions as the living space below, with a Juliette balcony overlooking the glazed extension. A second bedroom and a sleek, modern bathroom complete the accommodation.

Outside, the low-maintenance courtyard garden offers the perfect spot for entertaining or simply relaxing in privacy.

The home is ideally located for Haslemere's excellent amenities, with shops, cafés, schools, and the mainline station all within easy reach. Offering a welcoming and practical layout, this property is perfectly suited to first-time buyers, downsizers, or professionals seeking a central position.

N.B. The solar panels are designed to generate around 10% of the energy required to support the property's hot water and central heating, working alongside the traditional gas-fired system.

Utilities & Services:

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

Mains: gas, electric, water and drainage. Solar panels to power the hot water & central heating (As advised by our clients)

Council Tax Band: C (£2,183.15)

EPC Rating: B

Directions:

SATNAV: GU27 1HS What3Words///unsightly.blogs.readings

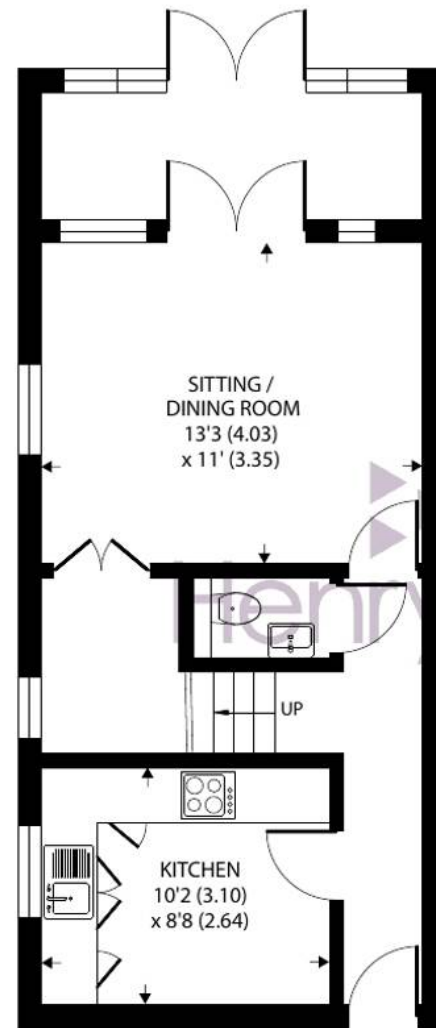
Location:

Conveniently located within easy reach of bustling Wey Hill and amenities including a M&S Food Hall, a very popular artisan coffee shop, award winning ice cream parlour, independent butcher and Lion Green, a delightful open park area with a children's playground. The well regarded Shottermill Primary and Junior Schools are very close by too. Haslemere mainline station is approximately 0.7 miles away and offers a fast service to London Waterloo in around 49 minutes. Haslemere town centre is approximately 1.4 miles and offers a comprehensive range of independent shops, boutiques, restaurants and coffee houses. The A3 at nearby Hindhead provides good road links to London and the south coast. There are excellent schools for all ages and leisure facilities including the Haslemere Leisure Centre. The surrounding area has some stunning countryside, much of which is in the ownership of the National Trust.

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GROUND FLOOR



FIRST FLOOR

Wey Hill, Haslemere, GU27

Approximate Area = 794 sq ft / 73.7 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 2025. Produced for Henry Adams. REF:1349289



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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