



17 New Road, Camelsdale, Haslemere, Surrey
Freehold

CLARKE  GAMMON

**17 NEW ROAD
HASLEMERE SURREY GU27 3RP**

Beautiful edwardian detached house

2 double bedrooms & luxury bathroom

Sitting room with fireplace

Backing onto Camelsdale recreation ground

Short walk of village shops, pub & Camelsdale primary school

Stunning kitchen/dining/family room

Gas central heating, double glazing & cloakroom

Landscaped mainly west facing rear garden

Off street driveway parking

Less than a mile walk from Haslemere mainline station



A beautifully presented, character Edwardian property in this popular residential road backing on to the picturesque Camelsdale and within a short walk of the village school.

THE PROPERTY

This attractive red brick bay fronted property has been extensively modernised and refurbished to an exceptional standard and is offered to the market with no onward chain. In their ownership the current vendors have undertaken a whole host of significant improvements whilst maintaining the charm and character of the property. Although recently lapsed, planning permission was approved in 2022 for a 2 storey rear extension ideal for a growing family. A real highlight of the house is the fabulous kitchen/dining/family room which enjoys a view directly onto the pretty West-facing garden and recreation ground beyond. The Wren kitchen features a full range of integrated appliances, quartz worktops, boiling water tap and natural wood flooring blending the kitchen seamlessly with the family room. On the first floor are two light and airy double bedrooms complimented by a luxuriously refitted family bathroom. The windows have been replaced using UPVC sash style units with the family room having contemporary styled dark grey double glazed windows. Other features of note include downstairs cloakroom, new gas boiler in 2017 and a new main roof in 2016.



THE GROUNDS

Outside at the front is the driveway with off street parking and lawned front garden. The porch and entrance area shows off the attractive front door. There is gated side path access to the rear garden which is level and well maintained and has a patio and seating area. It enjoys a mainly Western aspect with a good size garden shed and gate with direct access to the Recreation Ground.

SITUATION

On the edge of the South Downs National Park, Camelsdale village provides Arnolds Garage petrol station/convenience store, along with a Londis corner shop, a popular school and the National Trust owned Marley Common and Shottermill Ponds. In nearby Weyhill are Tesco and M & S Food along with local shops, cafes and restaurants. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, restaurants, public houses and coffee bars. There are two hotels; The Georgian in the High Street and Lythe Hill both of which have spas. 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.

Haslemere main line station 0.9 miles (on foot)

Haslemere Town Centre 1.5 miles (on foot)

A3 access at Hindhead 2.8 miles

Godalming 10 miles

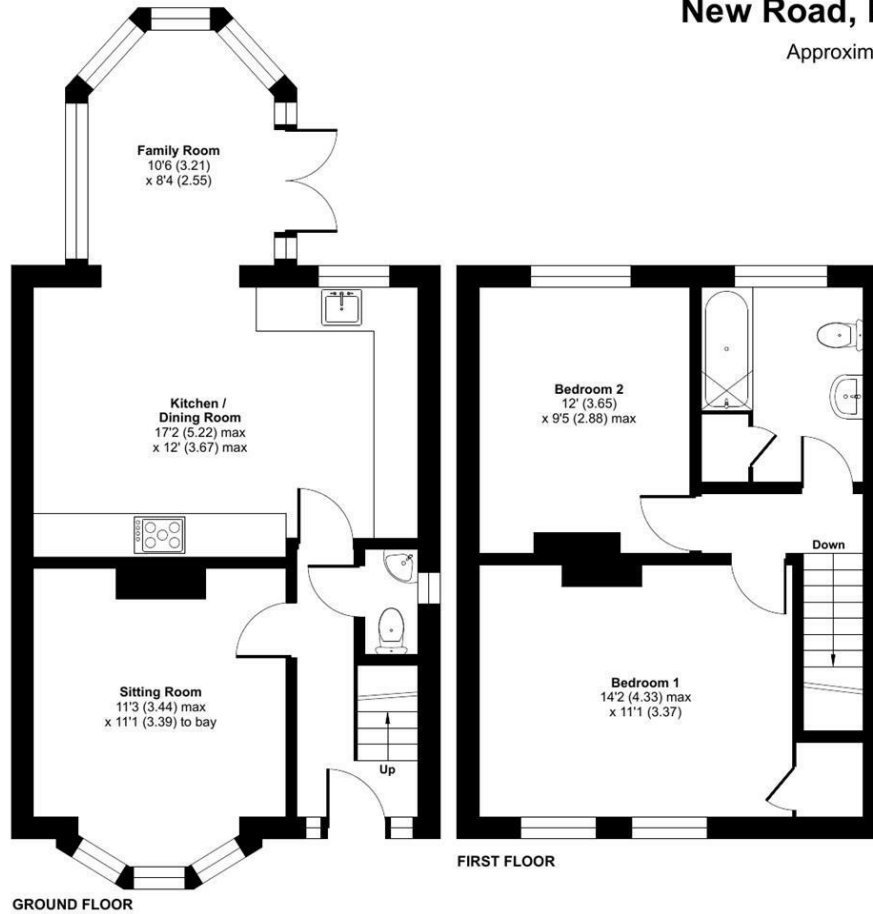
Guildford 17 miles

All distances approximate



New Road, Haslemere, GU27

Approximate Area = 915 sq ft / 85 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). © n°checon 2025. Produced for Clarke Gammon. REF: 1374497

LOCAL AUTHORITY

Chichester District Council

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

31st March 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(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 and almost immediately left up Shepherds Hill (A286 Midhurst). Proceed out of the town for about 1 mile then take the right hand turn on the sharp left hand bend. At the junction turn right then almost immediately left onto Camelsdale Road. New Road will be found on the right hand side after about 0.5 miles.

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

GUILDFORD OFFICE
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HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

