

31 Meadowlands Drive, Haslemere - GU27 2FD

Guide Price £325,000 - Leasehold

Henry Adams
estate agents



A spacious and versatile two bedroom, two reception, two bathroom top-floor apartment with additional bonus room, communal gardens and parking for two cars, set in an idyllic Haslemere setting.

- **Light & Spacious Top Floor Flat**
- **Two Double-Bedrooms**
- **En-Suite Shower Room**
- **Family Bathroom**
- **Living Room & Separate Dining Room**
- **Well Appointed Kitchen With Granite Tops & Integrated Appliances**
- **Gas Central Heating Via Radiators**
- **Useful Bonus Room - Workout / Work From Home Space**
- **Two Allocated Parking Spaces**
- **Communal Gardens**

Occupying a highly desirable position just a short stroll from Haslemere town centre and railway station, this beautifully proportioned top-floor apartment offers an impressive combination of space, comfort and low-maintenance living. Set within a quiet and secluded location, the property is ideally suited to downsizers, professionals, or those seeking a secure 'lock-up-and-leave' home.

Presented in excellent, move-in-ready condition, the apartment has been thoughtfully designed with generous and versatile accommodation throughout. A welcoming entrance hall provides access to the principal living spaces, as well as a useful loft space demised to the property, offering valuable additional storage.

The stylish, well-equipped kitchen features sleek cabinetry, granite work surfaces and integrated appliances. To the rear of the apartment, the cosy sitting room offers a comfortable space in which to relax, while the separate dining room enjoys lovely views over woodland and provides an ideal setting for entertaining guests.

The impressive principal bedroom benefits from excellent fitted storage and a private en-suite bathroom. A second well-proportioned double bedroom offers flexibility as a guest room, bedroom or home office. The property also benefits from a separate study/bonus room, providing a quiet and dedicated space for working from home, reading or hobbies, together with a spacious family bathroom.

Outside, the property enjoys access to peaceful, wraparound communal gardens. Further benefits include allocated off-street parking for two cars. (As you approach the building bear right and the parking spaces are to the far right one behind the other).

Services & lease notes

Leasehold - 125 years from 2009 (circa 106 years remaining)

Current service charge approximately £1619.80 (£809.90 twice per annum) our client informs us that no separate ground rent is payable.

Mains: Gas, Electric, Water, and Drainage as advised by our vendor.

EPC RATING: C

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

Location & Directions

Conveniently situated within close proximity of Haslemere mainline station which offers a fast train service to London Waterloo in around 49 minutes. Meadowlands Drive is also very well located for Haslemere town centre which has a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and stunning areas of both National Trust and Areas of Outstanding Natural Beauty can be found locally for walking and riding enthusiasts to enjoy. There are popular golf courses at Hindhead and Liphook and leisure facilities including Voco at Lythe Hill and Haslemere Leisure Centre. There are excellent schools locally both state and private for all ages.

SATNAV: GU27 2FD







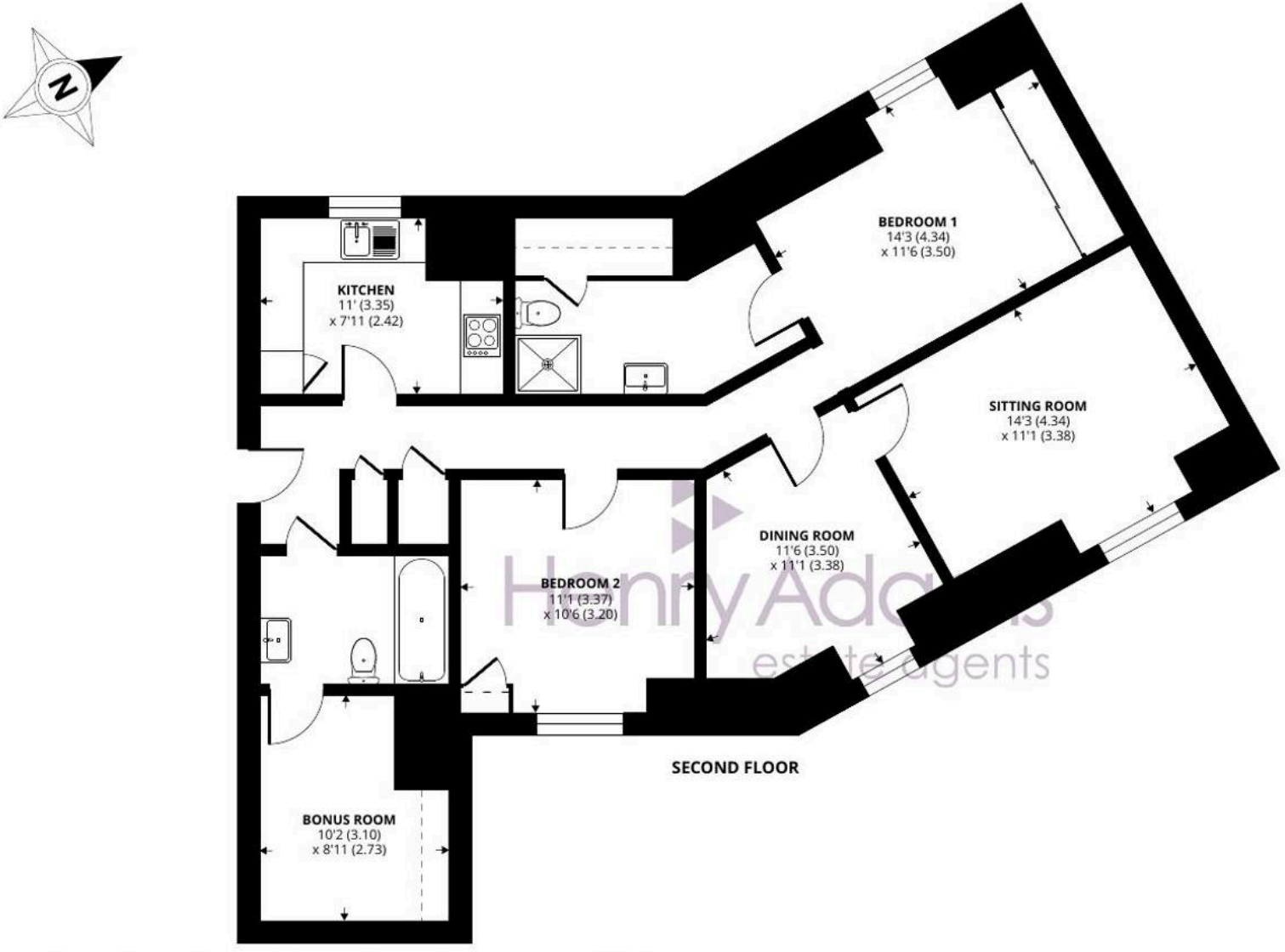












Meadowlands Drive, Haslemere, GU27

Approximate Area = 886 sq ft / 82.3 sq m
Limited Use Area(s) = 34 sq ft / 3.1 sq m
Total = 920 sq ft / 85.4 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.
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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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.