



**20 Bunch Way, Haslemere, Surrey, GU27 1ER**  
**Freehold**

CLARKE  GAMMON

## 20 BUNCH WAY HASLEMERE GU27 1ER

Well presented modern detached house

No onward chain

4 bedrooms & 3 reception rooms

Kitchen & utility room

Driveway & garage

A short walk of Haslemere station and local shops

Quiet cul de sac

Family bathroom and en suite shower room

Hall & cloakroom

Garden backing onto St Christophers church



**A modern detached four bedroom family house in a quiet cul de sac, just a few minutes walk from Haslemere main line station and local shops.**

### THE PROPERTY

Built during the mid 1980s, the property is discreetly tucked away situated in this popular cul de sac which is within walking distance of Haslemere main line station, Shottermill Junior and Infant Schools and the shops and amenities in Weyhill.

The property is being offered to the market with no onward chain and has scope to both modernise and reconfigure. On the ground floor, the hallway gives access to the stairs, cloakroom, kitchen and living room. The kitchen enjoys a front aspect with an adjoining utility room and door to the side path. The 3 reception room - living room, snug and dining room all enjoy a rear aspect onto the garden. On the 1st floor are well proportioned bedrooms - bedroom 4 has a wood floor and could be used as a study. Bedroom 1 has an en suite shower room with the other bedrooms serviced by the family bathroom.

There is a gas fired Vaillant boiler providing hot water and central heating and a combination of single and double glazed windows with leaded lights to the front



## THE GROUNDS

Outside, the property has a driveway with off street parking leading to the attached single garage. There is a side gate and paved path with side door access into the utility room leading to shed and to the mainly West facing rear garden. The garden is level, with established boundaries a lawn, flower and shrub border and a good degree of privacy, with an rear outlook to St Christophers church.

## SITUATION

In nearby Weyhill are Tesco and M & S Food along with local shops, cafes, restaurants and Haslemere Library. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, hotel, restaurants, public houses and coffee bars. Lythe Hill Hotel on the outskirts of the town has a spa and 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. The town is surrounded by many acres of countryside much of it National Trust owned including the Devil's Punchbowl and Hindhead and Marley Commons.

Weyhill shops and amenities 0.3 mile

Main line station 0.5 mile

Town Centre 1 mile

A3 access at Hindhead 3.2 miles

Guildford 17 miles

All distances are approximate

# Bunch Way, Haslemere, GU27

Approximate Area = 1406 sq ft / 130.6 sq m

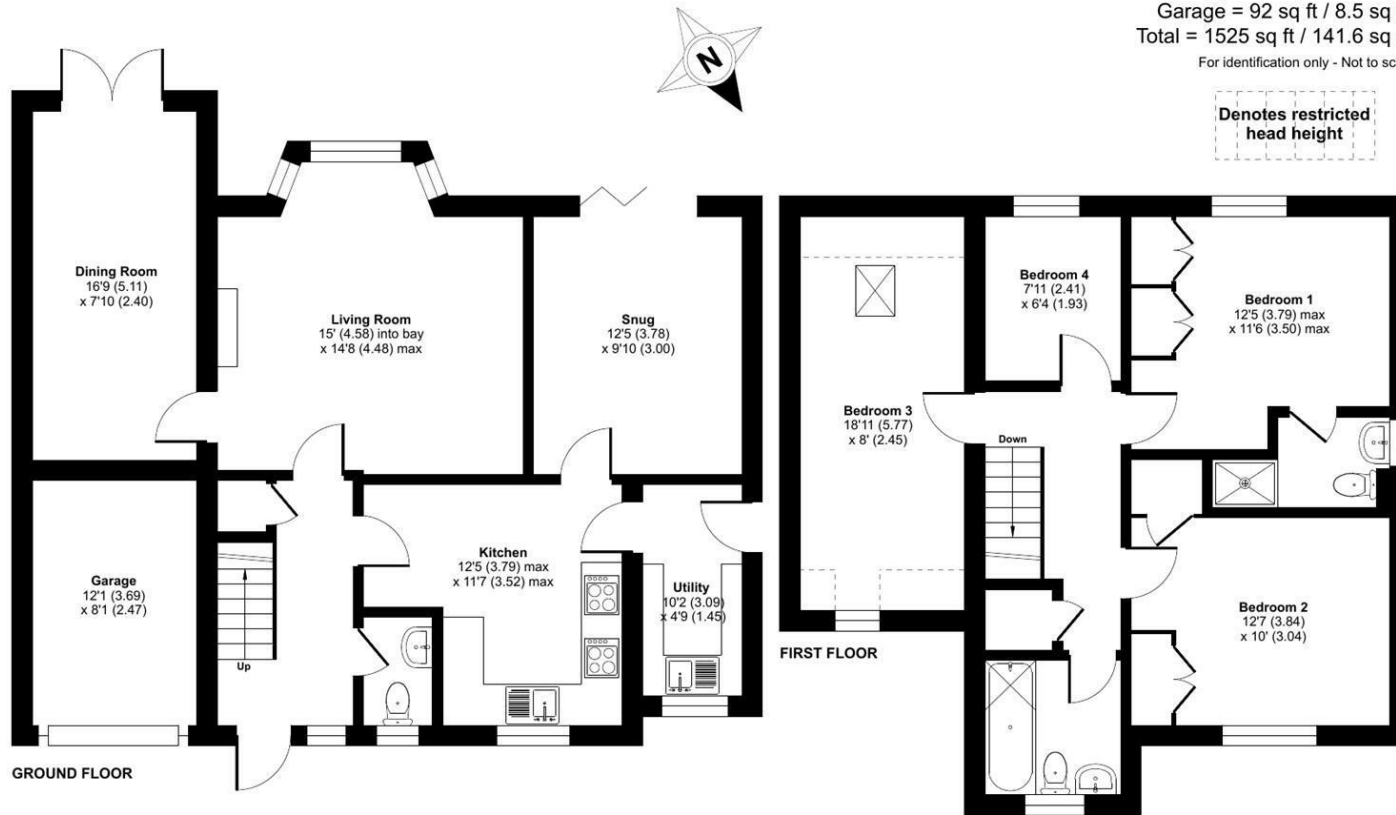
Limited Use Area(s) = 27 sq ft / 2.5 sq m

Garage = 92 sq ft / 8.5 sq m

Total = 1525 sq ft / 141.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2025. Produced for Clarke Gammon. REF: 1387120

## LOCAL AUTHORITY

Waverley Borough Council

## COUNCIL TAX

Band F F

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

6th July 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 into Lower Street continuing past the railway station and under the bridge. At the brow of the hill turn right into St Christophers Green and at the T junction proceed across into Bunch Lane, where Bunch Way will be found shortly after on the right-hand side.

## 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

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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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AUCTION ROOMS  
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