



Petworth Road, Haslemere, Surrey
POA Freehold

CLARKE  GAMMON
1919

UPPER HOUSE PETWORTH ROAD HASLEMERE SURREY GU27 2HZ

POA

BRAND NEW FAMILY HOME	Approaching 4,500 sq ft in total
Five bedrooms	Four bathrooms
Four reception rooms	Fabulous entrance hall
Kitchen / dining room	Double garage
Approximately 1.6 acres of garden and woodland	Close to High Street



A fantastic BRAND NEW detached five bedroom family home of approaching 4,500 sq ft in total, set in a 1.6 acre plot just 500 yards from the High Street and 0.8 miles from Haslemere main line station.

SPECIFICATION

Attention has been paid to every detail of this light and spacious new home and the specification includes Oak veneer doors | Oak staircase | Underfloor heating to the ground floor | Porcelain floor tiles to entrance hall, cloakroom, kitchen & utility room | Carpets | Bathrooms by Esteem, Qualitex & Genesis | High specification kitchen | Stone fire surround and hearth | Metal bi-fold doors to the rear | PC double glazing | Cat 5 wiring to all rooms | Security cameras | Exterior power points | 15 Year NHBC Certificate.



THE GROUNDS

The property is set in grounds of 1.6 acres which includes gardens and woodland. To the front of the property there is tarmac parking and a double car barn. Paved paths down both sides of the house lead to the rear patio. The formal garden has not been turfed or seeded. The boundaries are of mature hedging and post and rail fencing beyond which is ancient woodland that drops down and gives a lovely private vista.

SITUATION

Haslemere High Street offers a comprehensive range of shops including Waitrose, Boots, Space NK and W H Smith along with boutiques, restaurants, public houses and coffee bars including Costa. Tesco and M & S Food are located in nearby Weyhill. There are two hotels; The Georgian in the High Street and Lythe Hill which has a spa on the outskirts of town. There are two sports centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground and Woolmer Hill School. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private. The main line station provides a fast and frequent service into London Waterloo in under one hour and the A3 can be accessed at Hindhead or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.

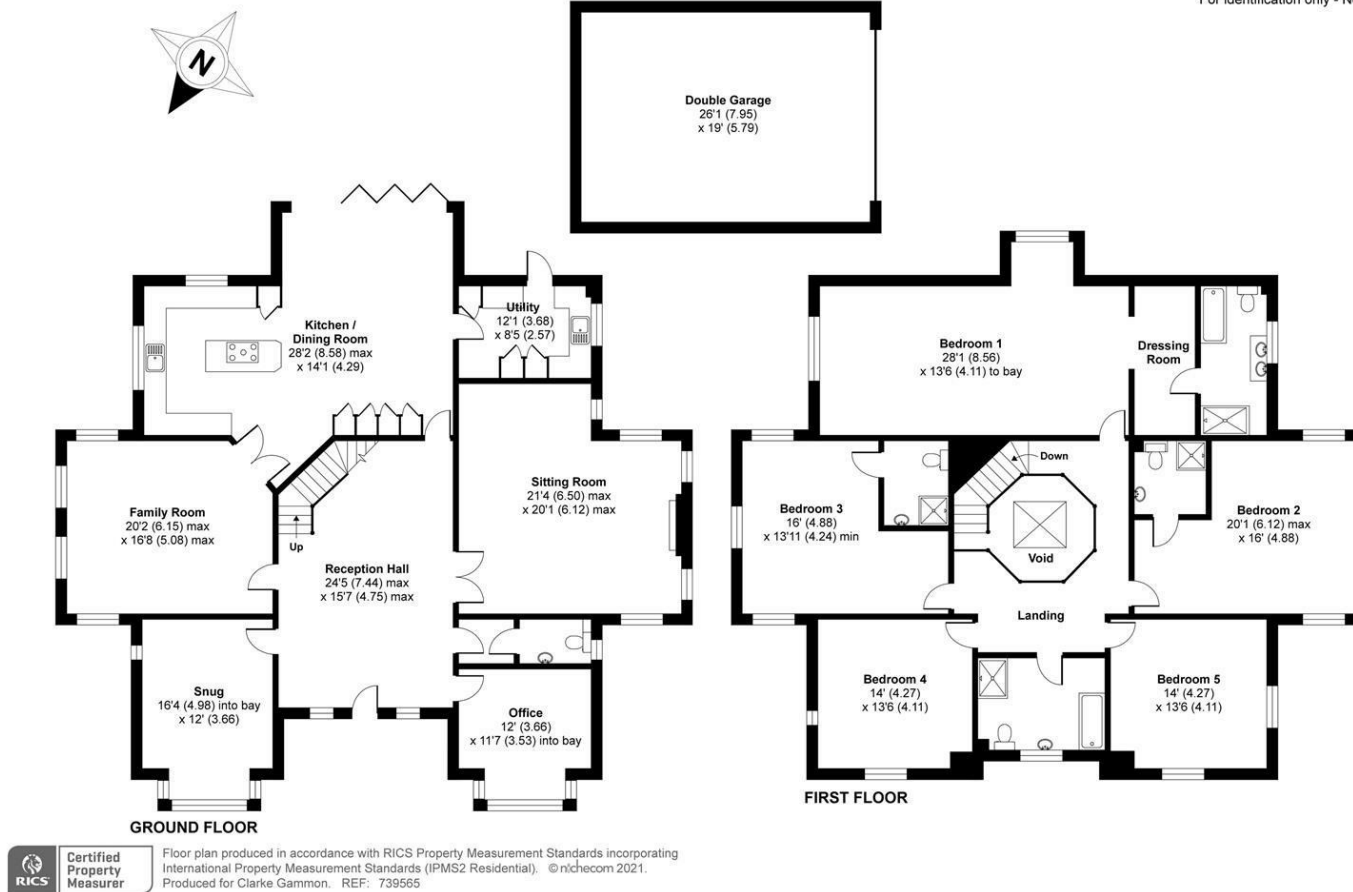
High Street 0.3 miles
Main Line Station 0.8 miles
Weyhill 1.3 miles
A3 at Hindhead 4 miles
A3 at Milford 8 miles
Guildford 15 miles

All distances approximate

Petworth Road, Haslemere, GU27

Approximate Area = 4471 sq ft / 415.3 sq m (includes garage and excludes void)

For identification only - Not to scale



LOCAL AUTHORITY

Waverley Borough Council

SERVICES

All main services, gas central heating

2nd August 2022 MPS/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	90
(69-80) C		
(55-68) D		
(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 turning left by the Town Hall into Petworth Road. Continue for about 500 yards and the entrance will be seen on the left 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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T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
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MAYFAIR OFFICE
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