



**Bunch Way, Haslemere, Surrey**  
**Guide Price £800,000 Freehold**

CLARKE  GAMMON  
1919

**11 BUNCH WAY  
HASLEMERE SURREY GU27 1ER**

**Guide Price £800,000**

Modern detached house	No onward chain
Quiet cul de sac location	Short walk of shops and station
Four bedrooms; one en-suite	Family bathroom
Two reception rooms	Kitchen/breakfast room
South facing garden	Garage and parking



**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 quietly situated towards the top of Bunch Way which is within walking distance of Haslemere main line station, Shottermill Junior and Infant Schools and the shops and amenities in Weyhill.

Offered to the market with no onward chain, the property has scope to modernise and potentially reconfigure. Complementing the well balanced accommodation is a sunny south facing garden to the rear, driveway parking and single garage. The ground floor comprises cloakroom, sitting/dining room with stone fireplace and doors to the rear garden, kitchen/breakfast room and study all accessed of the central hallway. On the first floor are four well proportioned bedrooms; bedroom one having an en-suite shower room and a modern family bathroom with white suite.



## THE GROUNDS

To the front of the house is a single garage, off road parking and lawn. The rear garden is accessed from either side of the house and has a sunny south facing aspect, patio, level lawn, a variety of trees, shrubs and plants and established screening.

## 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



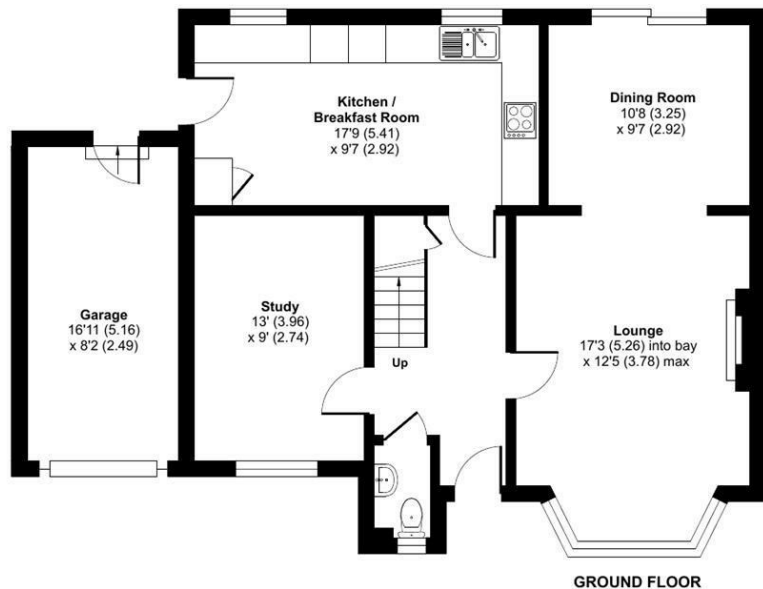
## Bunch Way, Haslemere, GU27

Approximate Area = 1442 sq ft / 134 sq m

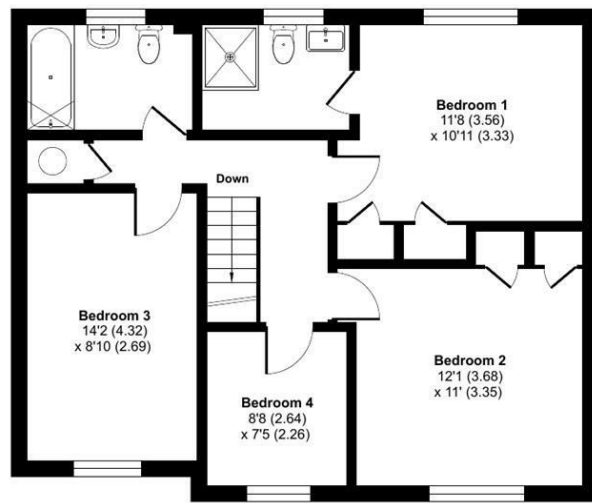
Garage = 138 sq ft / 13 sq m

Total = 1580 sq ft / 147 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 869380

### LOCAL AUTHORITY

Waverley Borough Council

### COUNCIL TAX

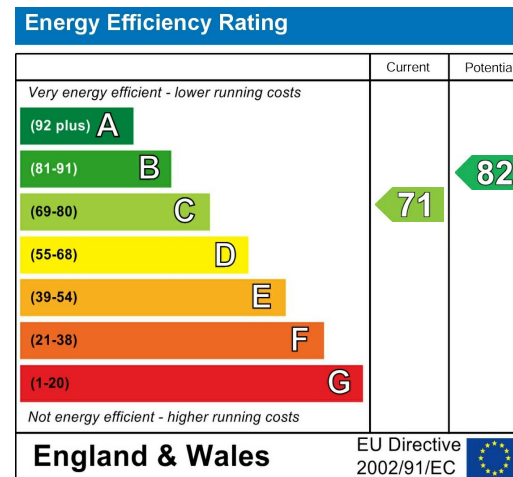
Band F

### SERVICES

All main services are connected.

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.

22nd May 2023 PM/dr



### 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

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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AUCTION ROOMS  
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