



Courts Hill Road, Haslemere, Surrey
POA Freehold

COURTS CORNER 22A COURTS HILL ROAD
HASLEMERE SURREY GU27 2NG

POA

Stylish modern family house	No onward chain
Five bedrooms	Three bathrooms
Triple aspect sitting room	Family room and dining room
Kitchen and utility room	Attached double garage
Level corner plot garden	Walk of MLS and Town Centre



A handsome, substantial modern five bedroom house occupying an established corner plot within a short walk of Haslemere station and Town Centre.

THE PROPERTY

This superbly presented family home was built in 2006 and has attractive half tile elevations and symmetrical double height bay windows. Approached off the central reception hall is a triple aspect sitting room with oak floor, Clear View wood burning stove and double doors opening onto the south west facing sun terrace. The family room also has oak flooring and doors to the rear garden. The fabulous kitchen has a range of units with granite worktops and integrated appliances including a 6 ring stainless steel Rangemaster cooker and a wide doorway leading into the dining room which has a oak flooring and extends into a bay window. Also on the ground floor - all of which has underfloor heating - is a cloakroom and utility room having a Miele washing machine (new in 2021) and doors to the rear garden and double garage. On the first floor bedroom one is triple aspect with an en-suite shower room along with three further bedrooms complemented by a smart family bathroom. Guest bedroom five is on second floor having its own landing and shower room.



THE GROUNDS

Approached through electric gates, the large block paved driveway leads to the attached double garage that has electric up and over doors and loft storage space. The gardens wrap around the house and are enclosed by established laurel hedges with, on the sunny south west side, a large paved terrace and pergola which extends into lawn on this side of the house and to the rear.

SITUATION

Haslemere Town Centre provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee shops/cafes. The main line station offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M & S Food Hall in Weyhill along with several local shops and Haslemere Library. Lythe Hill Hotel on the outskirts of the town provides spa facilities and Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere Recreation Ground all provide sports and leisure facilities. There are numerous golf courses in the area. There are excellent schools for all ages both state and private in and around the town and the whole area is surrounded by miles of open countryside much of it National Trust owned. The nearby A3 provides links to London, the motorway network and South Coast.

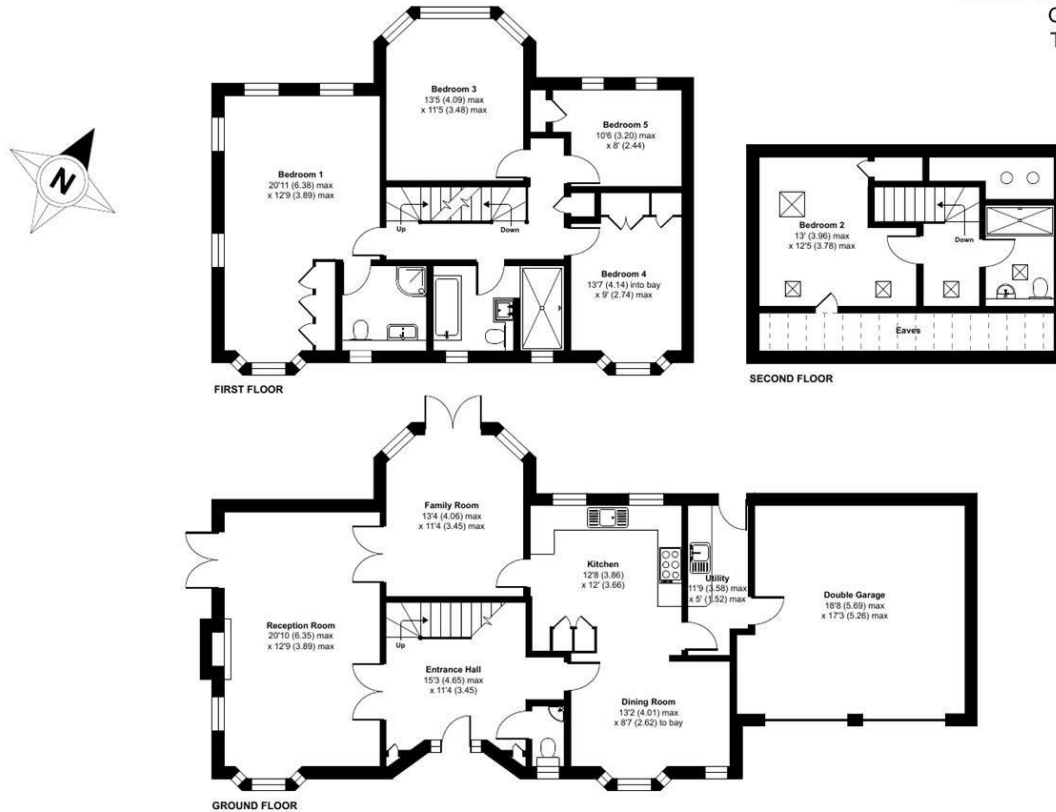
High Street 0.5 miles
Main line station 0.5 miles
A3 access at Hindhead 4 miles
A3 access at Milford 8 miles
Guildford 15 miles
Junction 10 M25

All distances approximate

Courts Hill Road, Haslemere, GU27

Approximate Area = 2128 sq ft / 197.7 sq m
 Limited Use Area(s) = 77 sq ft / 7.2 sq m
 Garage = 307 sq ft / 28.5 sq m
 Total = 2512 sq ft / 233.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 869148

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band G

SERVICES

All main services, gas central heating

11th August 2023 PM/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	83
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 then 2nd left up Shepherds Hill (A286 Midhurst). At the crossroads at the top of the hill turn right into Courts Hill Road where the property will be found on the right hand side immediately before the turning into Courts Mount Road.

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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