



Weysprings, Haslemere, Surrey
POA Freehold

CLARKE  GAMMON

**THORNFIELDS 23 WEYSPRINGS
HASLEMERE SURREY GU27 1DF**

POA

Attractive 1930s
detached house

Three bedrooms

Sitting room

Kitchen and utility

No chain

Large south facing rear
garden

Family bathroom

Dining room

Fabulous 0.3 acre plot

Sought after location



**An elegant and attractive three
bedroom 1930s detached house
in a glorious south facing 0.3
acre plot in this extremely
popular tree lined avenue.**

THE PROPERTY

Having classic half tile hung elevations, this Rhodes built house occupies a fabulous 0.3 acre plot in one of Haslemere's most desirable locations. Offered with no onward chain, the property is well presented and provides enormous scope to extend subject to the necessary planning permission.

There are three well proportioned first floor bedrooms complemented by the family bathroom. On the ground floor are the double aspect sitting and dining rooms both having open fireplaces and wooden floors. The kitchen provides a range of units with solid wood worktops, a Belfast sink, integrated combi oven, fridge, freezer and dishwasher and range style cooker. The adjacent utility room houses the boiler and provides space for a washing machine and dryer and leads to the cloakroom.



THE GROUNDS

Thornfields is set back from the road behind its driveway which provides off street parking and leads to the front entrance. A stand out feature is the fantastic south facing rear garden - the house having originally been built on a double plot - featuring a babbling stream crossed by a little footbridge and a small area of woodland which is a delightful wildlife haven.

SITUATION

Weysprings is an attractive tree lined cul de sac in an extremely convenient location for all the local amenities. In particular there are footpaths which give access to Lion Green and Shottermill Infant and Junior Schools. The shops and amenities in Weyhill, which include Tesco and M & S Food are also within walking distance along with Haslemere main line station (London Waterloo from 49 minutes). Haslemere town centre 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. There are two hotels; The Georgian/Coppa Club in the High Street and Lythe Hill on the outskirts of the town. There are two leisure 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 A3 can be accessed at the Hindhead Tunnel 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.

Weyhill shops and amenities 0.2 miles
Shottermill Schools on foot 0.2 miles
Main line station 0.4 miles
High Street 1 mile
A3 access at Hindhead 3.3 miles
Guildford 15 miles

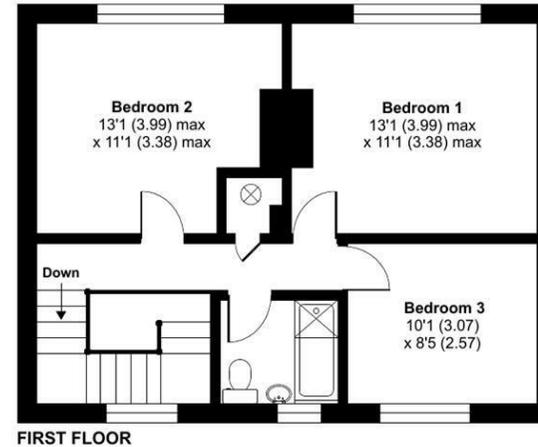
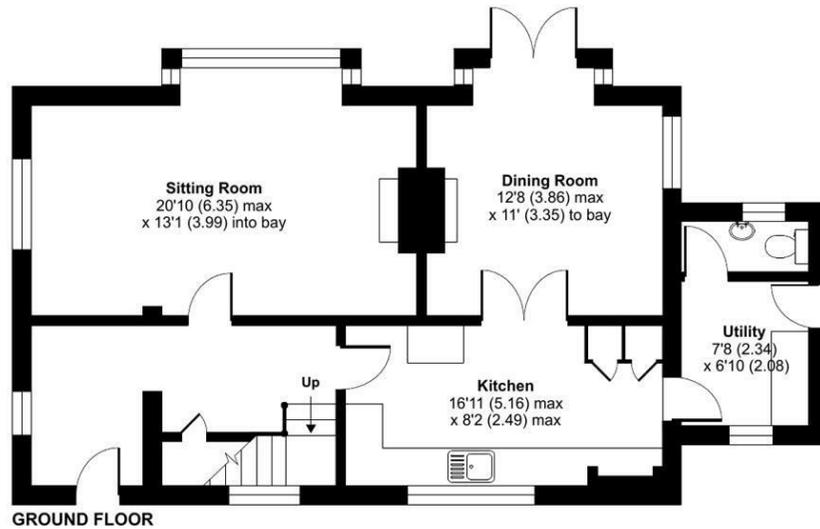
All distances approximate



Weysprings, Haslemere, GU27

Approximate Area = 1338 sq ft / 124.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 893074

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band F

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		80
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall into Lower Street. Continue past the station and under the railway bridge. At the brow of Weyhill (shopping area) turn right at St. Christopher's Green and at the crossroads turn left into Farnham Lane and immediately left again into Weysprings where No.23 will be found 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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HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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AUCTION ROOMS
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