



**1 Heath Road, Hammer, Haslemere, Surrey**  
**Price Guide £475,000 Freehold**



1 HEATH ROAD, HAMMER, HASLEMERE,  
SURREY, GU27 3QN

Price Guide £475,000

ATTRACTIVE END OF TERRACE  
HOUSE

LUXURY REFITTED VICTORIAN  
THEMED BATHROOM

REFITTED KITCHEN

OFF STREET PARKING FOR  
TWO CARS

THREE BEDROOMS

SITTING ROOM AND DINING  
ROOM WITH WOODEN  
FLOORS

UTILITY ROOM AND WC

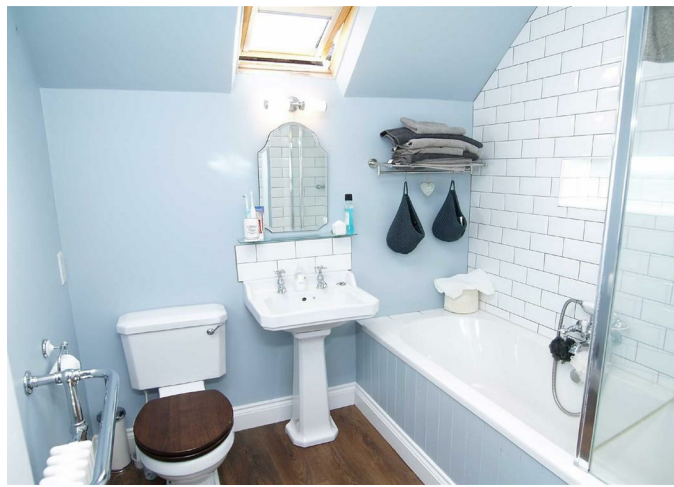
WESTERLY FACING REAR  
GARDEN



**An attractive, characterful and well presented three bedroom end terrace house in this popular road in the heart of Hammer. NO ONWARD CHAIN.**

#### THE PROPERTY

Built in 1910, a superbly presented character end of terrace house within this sought after road in the pretty village of Hammer. The property has been enlarged from its original layout with a two storey rear extension, which on the ground floor provides a smart modern kitchen, utility room and wc and on the first floor, a spacious double bedroom which overlooks the rear garden. There are two further bedrooms and a refurbished bathroom comprising a luxury Victorian themed suite. The sitting and dining rooms both have exposed wooden floorboards with the sitting room also having an open fireplace.



## THE GROUNDS

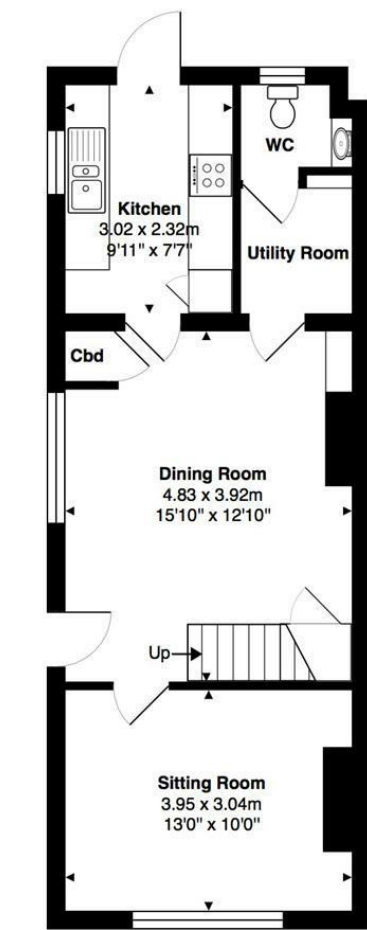
The property is approached by its driveway which provides off street parking for two cars. A side path leads past the entrance area and front door to the gated access into the rear garden. Here there is a split level decked sun terrace, lawns bordered by reclaimed railway sleepers and pretty and well stocked flower and shrub borders. There is a hose tap, shed with power and separate workshop. The whole enjoys a sunny westerly facing aspect. NB: There is a pedestrian Right of Way for 2 Heath Road across the rear garden.

## SITUATION

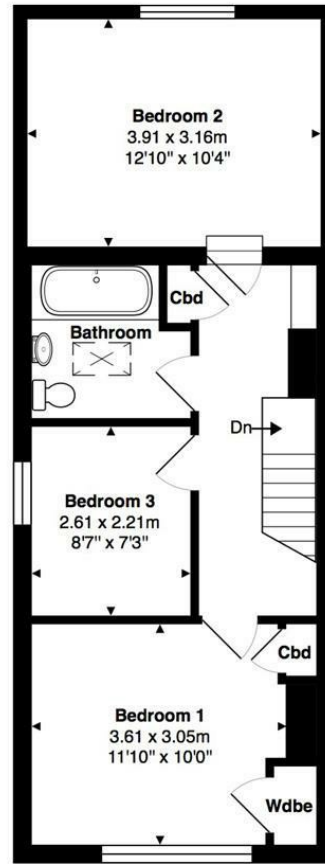
The popular village of Hammer lies on the south-western outskirts of Haslemere and just 2.5 miles from the centre of Liphook. Shottermill with its attractive National Trust owned ponds is just a short distance away, along with Arnolds Garage and Camelsdale Primary School. In nearby Weyhill are Tesco and M & S Food along with local shops, cafés and restaurants. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, restaurants, public houses and coffee bars. There are two hotels; The Georgian/Coppa Club in the High Street and Lythe Hill. 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 provide links to London, the motorway network and south coast.

Haslemere Town Centre 2.3 miles  
Main line station 1.4 miles (London Waterloo from 49 minutes)  
Godalming 10.7 miles  
Guildford 17.9 miles  
A3 access point at Hindhead 3 miles

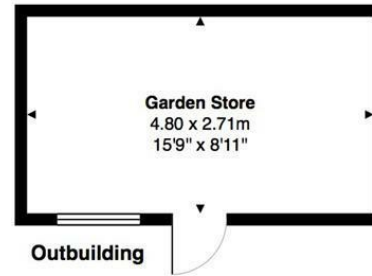
All distances approximate



**Ground Floor**  
Approx. Gross Internal Area 45.1 m<sup>2</sup> ... 485 ft<sup>2</sup>



**1st Floor**  
Approx. Gross Internal Area 45.5 m<sup>2</sup> ... 489 ft<sup>2</sup>



Total Approx. Gross Internal Area 90.6 m<sup>2</sup> ... 975 ft<sup>2</sup> (excluding garden store)  
All measurements are approximate and for display purposes only. Not to scale.

**LOCAL AUTHORITY**  
Chichester District Council

**COUNCIL TAX**  
Band C

**SERVICES**  
All main services

22nd February 2023 PM

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>		<b>81</b>
(55-68) <b>D</b>	<b>66</b>	
(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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clarkegammon.co.uk

**DIRECTIONS**

From our office in Haslemere High St proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst). Continue for approx. 1 mile and just before the sweeping left hand bend, turn right into Bell Rd. At the junction turn right then almost immediately left onto Camelsdale Rd. Proceed until the roundabout taking the 1st exit onto Linchmere Rd. Continue over the hill and Heath Rd will be found on the right.

**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 T: 01428 664 800 | LIPHOOK OFFICE T: 01428 728 900 | MAYFAIR OFFICE T: 0870 112 7099 | AUCTION ROOMS T: 01483 223101

