



Beech Road, Haslemere, Surrey
Guide Price £750,000 Freehold

CLARKE  GAMMON
1919

**BEDE HOUSE BEECH ROAD
HASLEMERE SURREY GU27 2BX
Guide Price £750,000**

Spacious period semi detached house

High ceilings and original sash windows

Sitting room and dining room

Bathroom

No onward chain

In need of modernisation

Kitchen, conservatory and cloakroom

Three good sized bedrooms

Parking and garage

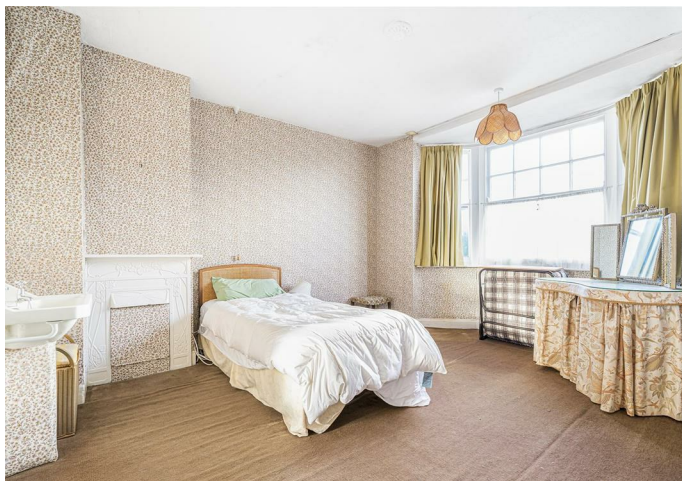
Close to Town Centre



An attractive period semi detached three bedroom house offering scope for modernisation, in a sought after road within walking distance of the Town Centre and main line station. No onward chain.

THE PROPERTY

Bede House is an attractive and spacious bay fronted semi detached house, probably from around the Edwardian era, requiring modernisation and offering scope to enlarge subject to Planning Permission. Typical of its era, there are original sash windows and high ceilings with ornate coving and two good sized reception rooms. The front aspect sitting room has a large bay window and corner fireplace with coal effect gas fire. The dining room has a side aspect and walk-in larder. Off the hall there is a cloakroom and the 'L' shaped kitchen is situated at the rear of the house with doors into a lean to glass conservatory. Off the split level landing are three good sized bedrooms; bedroom one having a bay window, range of fitted wardrobes, fireplace and sink. Bedroom two is double aspect and also has a sink and fireplace and bedroom three is a good sized single. Also on the first floor are the bathroom and walk-in airing cupboard. Lastly, stairs from the landing lead to a second floor loft room.



THE GROUNDS

A driveway to the front of the property leads to the attached single garage which has an automatic up and over door, light and power and rear door to the garden. Immediately to the rear of the house is a raised paved terrace with steps down to the lawn which gently slopes away from the house. There is a small brick built storage shed. The whole is enclosed by established hedging.

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 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.

Town centre shops and amenities 0.4 miles
Main line station on foot 0.8 miles
Weyhill shops and amenities including Tesco and M & S Food 1.1 miles
A3 access at Milford 7 miles
Guildford 13 miles

All distances approximate

Beech Road, Haslemere, GU27

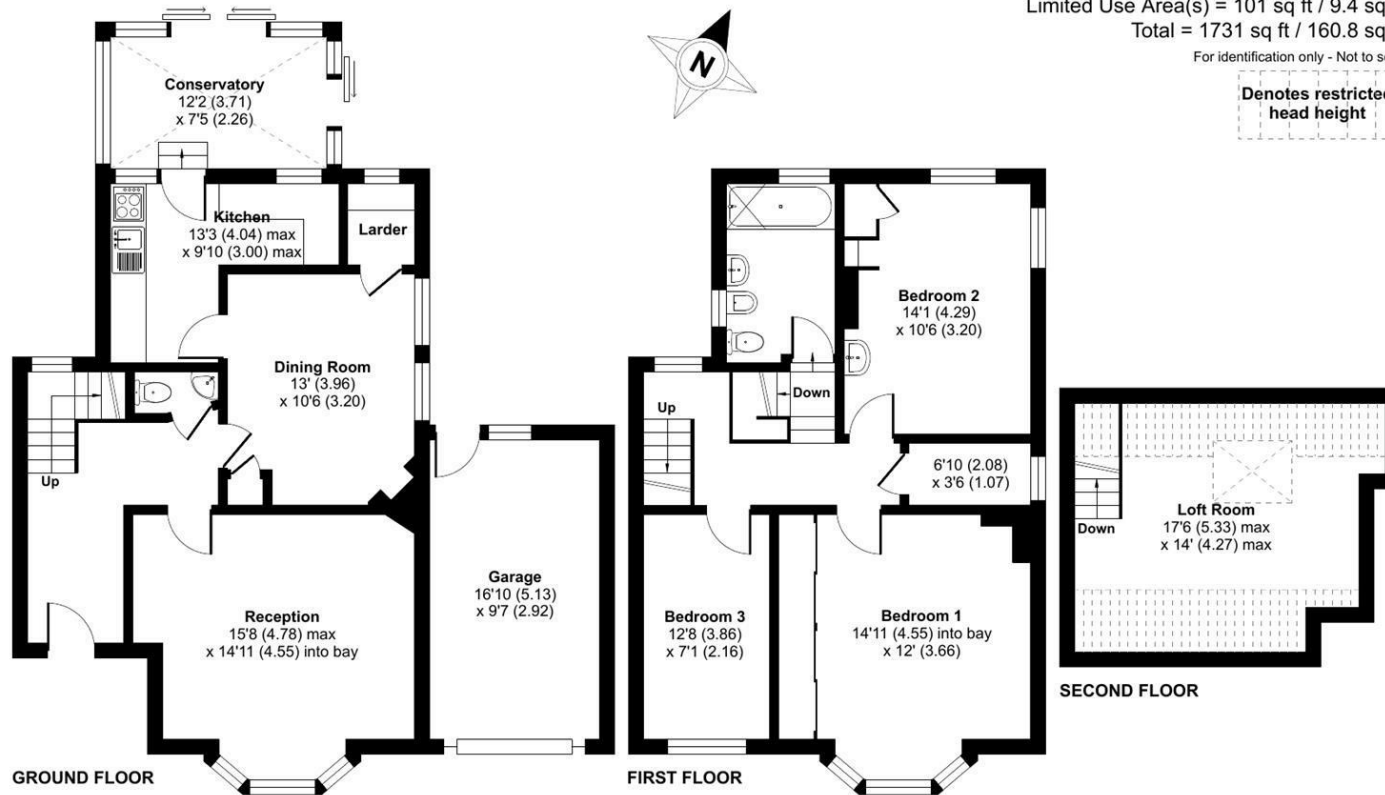
Approximate Area = 1630 sq ft / 151.4 sq m (includes garage)

Limited Use Area(s) = 101 sq ft / 9.4 sq m

Total = 1731 sq ft / 160.8 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 2023. Produced for Clarke Gammon. REF: 934448

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band F

SERVICES

All main services, gas central heating (boiler located in garage)

17th July 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		
England & Wales		
		EU Directive 2002/91/EC

CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in Haslemere High Street proceed north and at the crossroads turn left into Church Lane then right into Beech Road after 0.1 miles and the property will be found on the left hand side just after the turning to the Hospital 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

