



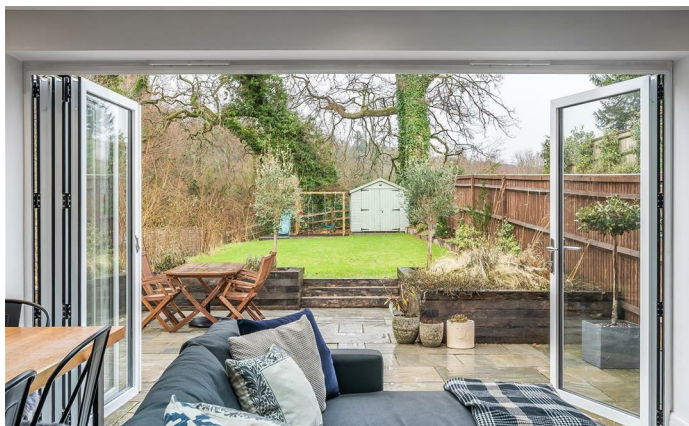
Critchmere Hill, Haslemere, Surrey
Guide Price £795,000 Freehold

CLARKE  GAMMON
1919

**20B CRITCHMERE HILL
HASLEMERE SURREY GU27 1LS**

Guide Price £795,000

Hi-specification family home	Fabulous kitchen / family / dining room
Three bedrooms	Bonus room
Luxury en-suite shower and family bathroom	Living room with wood burning stove
Landscaped rear garden	Close to local shops and Woolmer Hill School



A superbly presented high specification modern semi detached house, having a perfect blend of traditional and contemporary styling.

THE PROPERTY

Built by Kirkby Homes in 2019, this fantastic family home has been designed with modern day living in mind; the signature room being the 25' kitchen / family / dining room having a fabulous lantern style skylight that floods the family area with natural light and large bi-fold doors spilling out onto the sun terrace and landscaped rear garden. The Nobilia kitchen has an impressive central island and Seimans appliances. The front aspect living room has a more cosy traditional feel with plantation shutters and a contemporary Stovax wood burning stove providing a stunning and comforting focal point. On the first floor, the main bedroom has fitted mirrored wardrobes and a luxury en-suite shower room which like the family bathroom has movement sensitive lighting. Bedrooms two and three are both doubles with built-in wardrobes and enjoy lovely views to the rear over the garden towards countryside. There is a large bonus room on the second floor, ideal as a guest space, large office or play room giving access to the extensive boarded loft space.



THE GROUNDS

To the front is a tarmac driveway providing parking for three cars leading to the covered entrance area and gated side path that leads to the rear garden, which has been landscaped with an almost full width paved sun terrace leading onto the level good sized lawn with smart fencing either side, oak sleeper raised beds and a number of maturing trees all having the picturesque backdrop of Critchmere Vale and woodland.

SITUATION

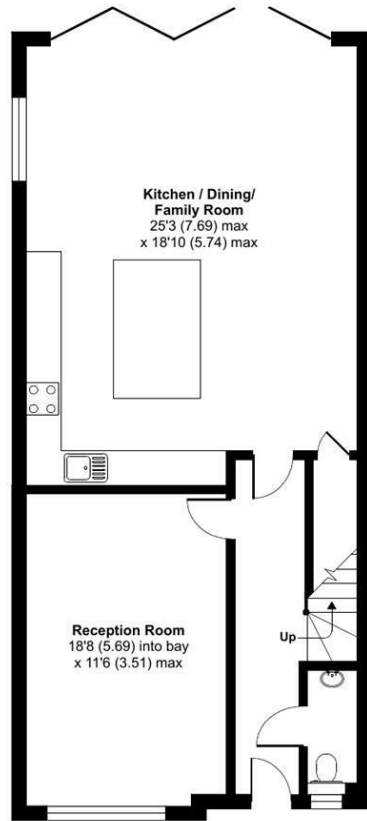
In nearby Weyhill are Tesco and M & S Food along with local shops, cafes, restaurants and Haslemere Library. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, hotel, restaurants, public houses and coffee bars. Lythe Hill Hotel on the outskirts 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.

Woolmer Hill School 0.5 miles
Shops, schools and amenities in Weyhill 0.6 miles
Main line station 1.2 miles
High Street 1.7 miles
A3 access at Hindhead 2 miles
Guildford 15 miles

All distances approximate

Critchmere Hill, Haslemere, GU27

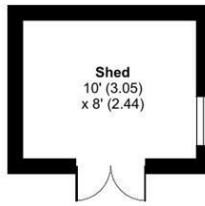
Approximate Area = 1577 sq ft / 146.5 sq m
 Limited Use Area(s) = 54 sq ft / 5 sq m
 Shed = 80 sq ft / 7.4 sq m
 Total = 1711 sq ft / 159 sq m
 For identification only - Not to scale



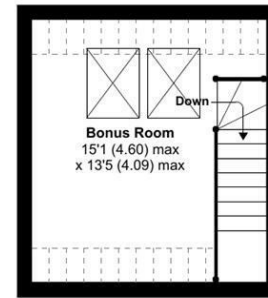
GROUND FLOOR



FIRST FLOOR



Denotes restricted
head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 933989

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band E

SERVICES

All main services.

Other features include oak internal doors, low energy lighting, energy efficient boiler with Megaflo system and high performance double glazed windows.

27th March 2023 PM/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(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 south turning right behind the Town Hall into Lower St. Continue past the station and through Weyhill shopping area. After passing the Esso petrol station on the right, continue for approximately 500 yards, then turn left into Critchmere Hill, where 20b will be found 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
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

