



Heath Road, Hammer, Haslemere, Surrey  
Guide Price £450,000 Freehold

CLARKE  GAMMON  
1919

**7 HEATH ROAD HAMMER  
HASLEMERE SURREY GU27 3QN**

**Guide Price £450,000**

Period bay front semi detached house      90ft west facing rear garden

Two double bedrooms      Bath/shower room

Refitted kitchen/dining room      Sitting room

Fireplace and log burner      Utility room

Parking for four cars



**An attractive bay front character  
two bedroom semi detached  
house in this popular road, close  
to countryside in the heart of  
Hammer.**

**THE PROPERTY**

This well presented period property is set well back from this popular residential road behind a smart brick paviour driveway that provides parking for four cars. The cosy sitting room has a feature bay window and front aspect. To the rear of house, the beautifully refitted kitchen/dining room includes a butler sink, oak work surfaces, integrated Neff dishwasher and Pyrolytic self cleaning Smeg stove with matching splashback and hood, stripped floor boards and an attractive fireplace fitted with a Morso Squirrel log burner. Attached to the back of the house off the kitchen is a utility room, storage shed and garden wc. Bedroom one has a front aspect and built-in wardrobe and bedroom two overlooks the west facing rear garden. The bathroom has a stripped wooden floor and separate shower cubicle. Both bedrooms, the stairs and landing have recently had new carpets, a new Vaillant boiler with a 10 year guarantee was installed in 2021 and the current vendors have fitted attractive double glazed sash style windows.



## THE GROUNDS

Located mid way down Heath Road, the property is set back behind a smart brick paviour driveway providing parking for four cars. A side path leads to the west facing rear garden which enjoys plenty of afternoon and evening sunshine and is mainly lawned with shaped flower and shrub borders, a patio seating area and two sheds.

## SITUATION

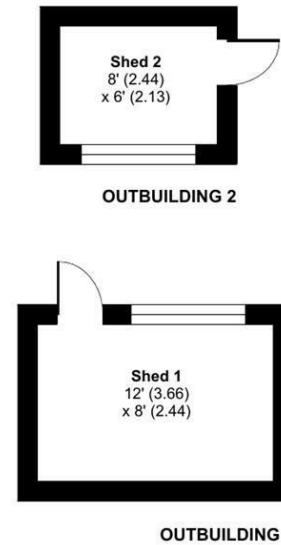
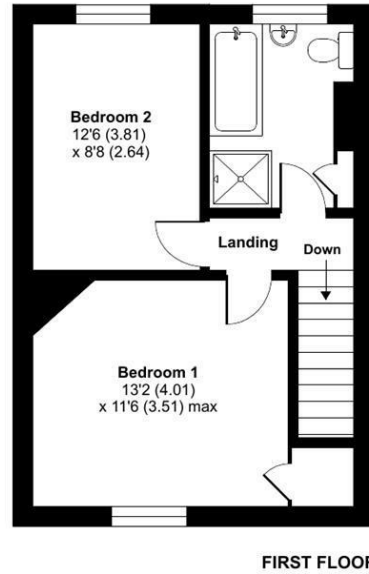
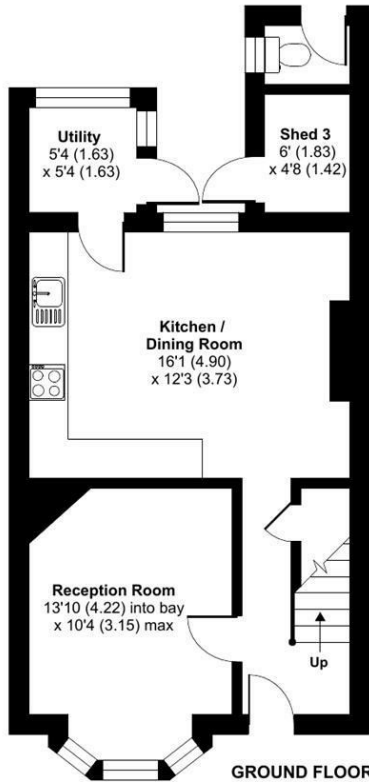
The popular village of Hammer lies on the south-western outskirts of Haslemere and just 2.5 miles from the centre of Liphook. Shottermill with its attractive National Trust owned ponds is just a short distance away, along with a petrol station/convenience store and Camelsdale Primary School. In nearby 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.

Camelsdale 0.5 miles  
Shops and amenities in Weyhill 1 mile  
Main line station 1.4 miles  
A3 access point at Hindhead 2 miles  
Haslemere Town Centre 2.2 miles  
Godalming 10 miles  
Guildford 17 miles

All distances approximate

# Heath Road, Haslemere, GU27

Approximate Area = 847 sq ft / 78.6 sq m  
 Outbuildings = 183 sq ft / 17 sq m  
 Total = 1030 sq ft / 95.6 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 2023. Produced for Clarke Gammon. REF: 957050

## LOCAL AUTHORITY

Chichester District Council

## COUNCIL TAX

Band D

## SERVICES

All main services, gas central heating, fibre broadband

21st October 2023 PM/dr

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>65</b>	
(55-68) <b>D</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

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

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## 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 left hand bend turn right and at the junction turn right again then almost immediately left onto Camelsdale Road. Proceed until the roundabout taking the 1st exit onto Linchmere Road. Continue over the hill and Heath Road 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

