



Woolmer Hill Road, Haslemere, Surrey
Guide Price £925,000 Freehold

CLARKE  GAMMON
1919

PLOT 1 DEERWOOD WOOLMER HILL ROAD
HASLEMERE SURREY GU27 1QA

Guide Price £925,000

BRAND NEW HOME	High specification
Main bedroom with dressing area and en-suite	Three further bedrooms
Two further bath/shower rooms	Open plan kitchen / dining / reception room
Study	Boot / utility room and cloakroom
Approximately 1700 sq ft	Gardens and parking



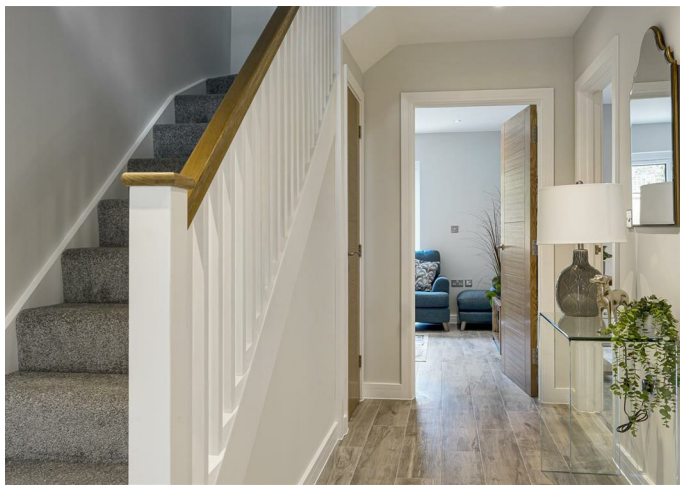
A fantastic high specification
BRAND NEW home being part of
a small development of just three
properties

THE PROPERTY

Plot 1 offers a flexible layout having four bedrooms including one on the ground floor. The sleek contemporary kitchen with Glacier White Corian worktops and integrated appliances is open plan to the dining/reception room which has bi-fold doors opening onto the patio and lawned rear garden. A utility room, cloakroom and study complete the ground floor which benefits from under floor heating via the air source heat pump and grey oak effect tiled flooring. There are three sizeable double bedrooms on the first floor - all carpeted; bedrooms two and three have built-in wardrobes with the main bedroom having a fabulous full height gable window, dressing area and luxuriously appointed en-suite bathroom.

Other features include:

10-year ICW warranty | Oak veneer doors | Car charging point | Fibre broadband | Cat 5 wiring



THE GROUNDS

A gated driveway leads to all three properties. To the front of the house is a smart block paved driveway providing parking for two cars with paths to the oak framed entrance porch and level fenced rear garden which has a wide natural stone patio adjoining both the sitting/dining room and ground floor bedroom and lawn.

*Please note the internal photographs are of the show home (Plot 2)

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.

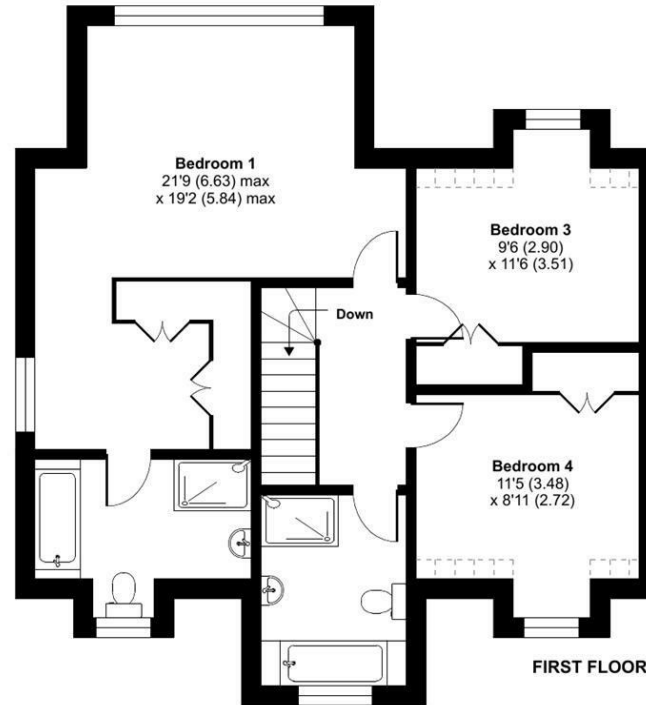
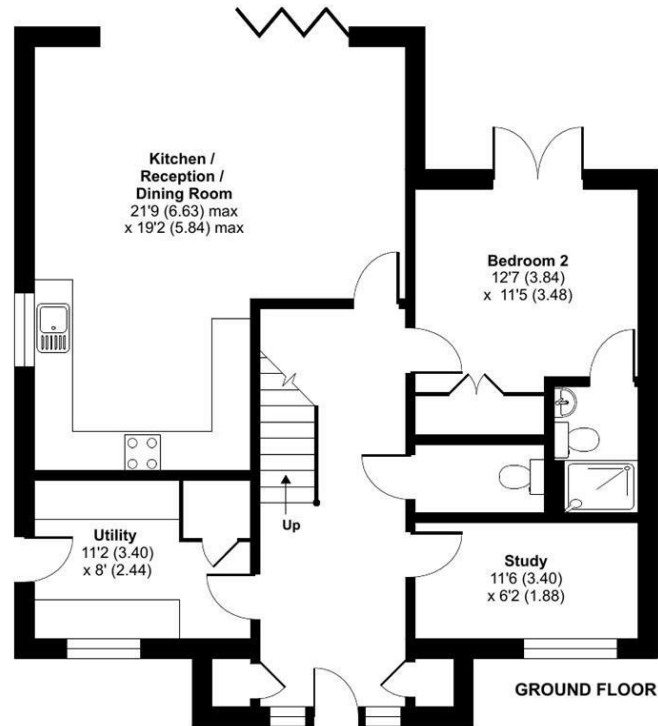
Weyhill shops and amenities 1 mile
Haslemere main line station 1.5 miles
Haslemere High Street 2 miles
A3 access at Hazel Grove interchange 1.6 miles
Guildford 15 miles

All distances approximate



Woolmer Hill Road, Haslemere, GU27

Approximate Area = 1716 sq ft / 159.4 sq m
Limited Use Area(s) = 14 sq ft / 1.3 sq m
Total = 1730 sq ft / 160.7 sq m
For identification only - Not to scale



LOCAL AUTHORITY
Waverley Borough Council

COUNCIL TAX
Band TBC

SERVICES
Mains water, electricity, mains drainage, air source heat pump

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	97
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 951850

24th August 2023 PM/dr

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street and continue on passing the railway station and through Weyhill. Proceed over the traffic lights by Tesco then take the 4th left into Critchmere Hill. Continue down the hill and up the other side where Deerwood will be found on the right opposite the turning to Hatchetts Drive on the left.

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
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
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