



Woolmer Hill Road, Haslemere, Surrey
Guide Price £1,100,000 Freehold

**PLOT 3 DEERWOOD WOOLMER HILL ROAD
HASLEMERE SURREY GU27 1QA**

Guide Price £1,100,000

BRAND NEW detached house of over 2,100 sq ft	Open plan kitchen / dining / family room
Main bedroom with dressing area and en-suite	Three further bedrooms
Two further bath/shower rooms	Living room with bi-fold doors to patio
Study	Utility room and cloakroom
Gardens and Parking	10 year ICW Warranty



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

THE PROPERTY

This spacious new home of over 2,100 sq ft features a sleek contemporary kitchen with Glacier White Corian worktops, integrated appliances and central island, which is open plan to the dining/family room that has bi-fold doors opening onto the patio and lawned rear garden. The separate living room also has bi-fold doors to the patio and completing the ground floor is a utility room, study and cloakroom. The ground floor also benefits from under floor heating via the air source heat pump and grey oak effect tiled flooring. There are four bedrooms on the first floor - all carpeted; the main bedroom has a fabulous full height gable window, dressing area and luxuriously appointed en-suite shower room and guest bedroom two has fitted wardrobes and an en-suite shower room. Bedrooms three and four also have built-in wardrobes and share the family 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 houses culminating at Plot 3. At both sides of the house are smart block paved driveways providing parking for three cars with paths to the oak framed entrance porch and level fenced rear garden which has a wide natural stone patio adjoining both the dining/family room and living room.

*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

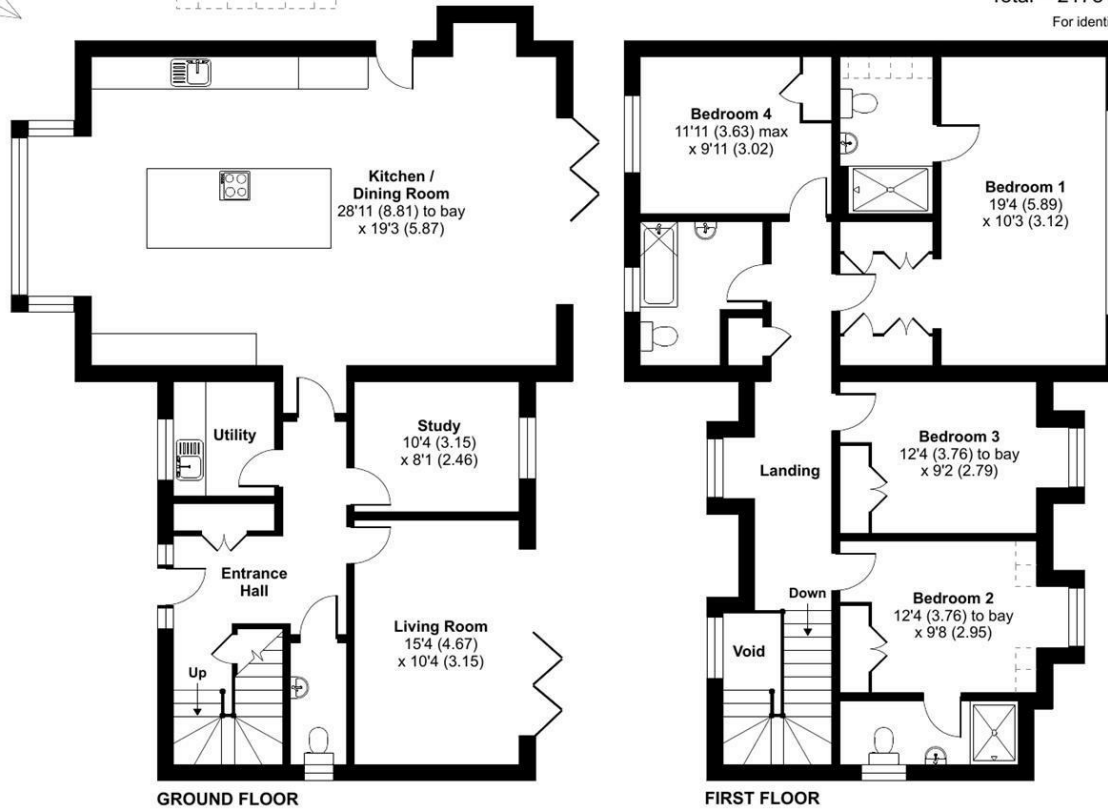
All distances approximate

Deerwood, Woolmer Hill Road, Haslemere, GU27

Approximate Area = 2160 sq ft / 200.6 sq m (excludes void)
 Limited Use Area(s) = 18 sq ft / 1.7 sq m
 Total = 2178 sq ft / 202.3 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: 951854

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band TBC

SERVICES

Mains water, electricity and drainage, air source heat pump

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	89	
(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	

30th June 2023 PM/dr

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 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

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

