



**Woolmer Hill Road, Haslemere, Surrey**  
**Guide Price £895,000 Freehold**

CLARKE  GAMMON  
1919



PLOT 2 DEERWOOD WOOLMER HILL ROAD  
HASLEMERE SURREY GU27 1QA

Guide Price £895,000

BRAND NEW HOME

Convenient location

Three bath/shower rooms

Study

Gardens and parking

High specification

Four double bedrooms

Open plan kitchen / sitting /  
dining room

Utility room and cloakroom

Car charging point



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

#### THE PROPERTY

Positioned in the centre of the three properties, Plot 2 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 sitting/dining 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 room 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 houses. To the front 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.

## 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 = 1626 sq ft / 151.1 sq m

Limited Use Area(s) = 14 sq ft / 1.3 sq m

Total = 1640 sq ft / 152.3 sq m

For identification only - Not to scale

### LOCAL AUTHORITY

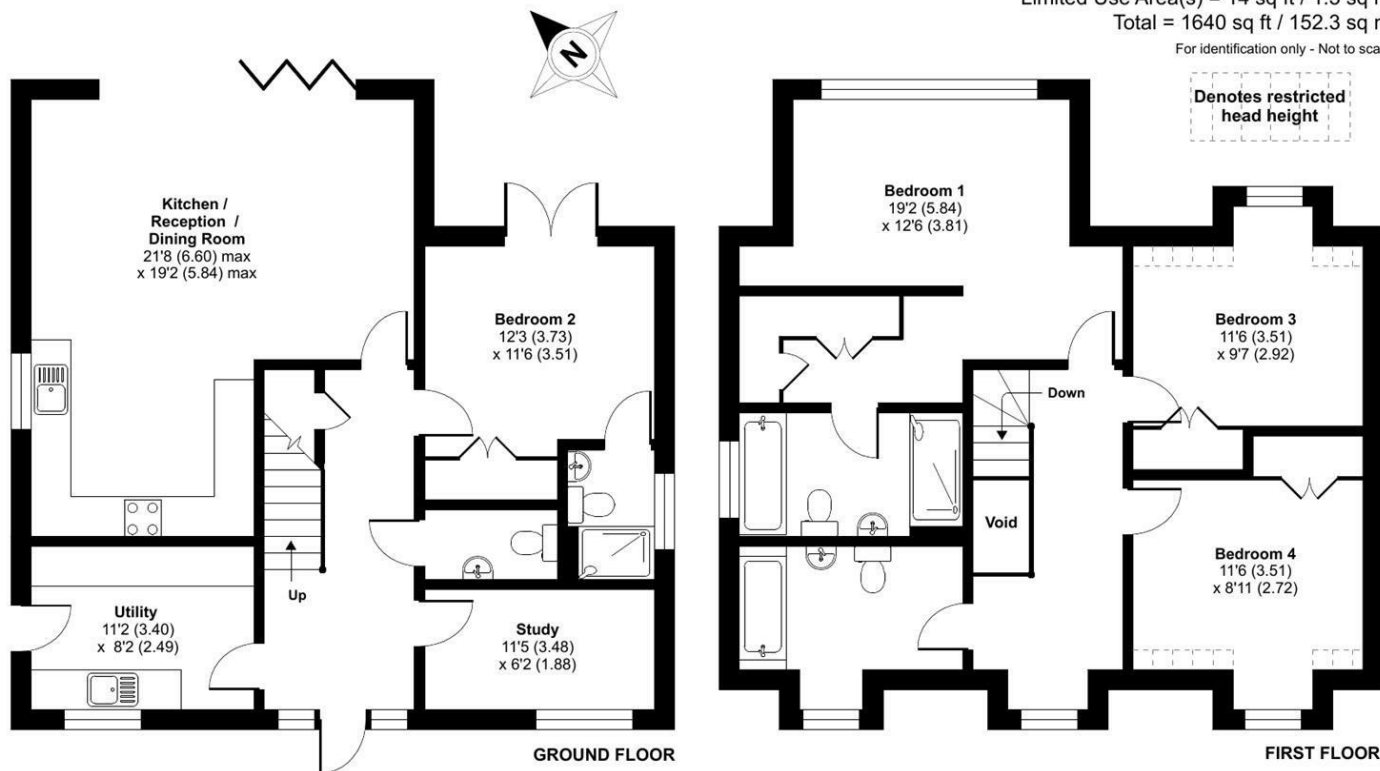
Waverley Borough Council

### COUNCIL TAX

TBC

### SERVICES

Mains water, electricity and drainage. Air source heat pump



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>90</b>	
(69-80) <b>C</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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 951841

17th March 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  
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AUCTION ROOMS  
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