



Pine View Close, Haslemere, Surrey
Guide Price £1,150,000 Freehold

CLARKE  GAMMON

DARGASON 14 PINE VIEW CLOSE HASLEMERE SURREY GU27 1DU

Guide Price £1,150,000

Attractive detached house	No onward chain
Requiring modernisation	Three reception rooms
Three double bedrooms	Dressing room
En-suite bathroom and family bathroom	Kitchen and utility room
Level lawned rear garden	Garage and workshop



An impressive character detached house requiring modernisation in a wonderful plot of 0.4 acres, close to the Town Centre, main line station and woodland walks.

THE PROPERTY

Dargason is located towards the far end of Pine View Close and slightly elevated giving giving fine views to the front and rear. The house has traditional brick and half tile hung elevations and attractive original leaded light windows. In 1982 an extension was added on the south western side providing a garden room on the ground floor with a dressing room and en-suite bathroom above and the garage on the north eastern side was converted to create a large bright dining room. Although requiring modernisation, the property offers buyers a tremendous opportunity to extend (subject to the necessary planning consent) and create a fabulous family home with a large level rear garden in this popular and sought after location. On the ground floor there is a sitting room with feature brick fireplace, garden room, dining room, rear aspect kitchen, utility room and useful workshop. There are three large double bedrooms on the first floor; bedroom one having a spacious open plan dressing area and en-suite bathroom, bedrooms two and three share the family bathroom. Typical features of its era include quarry tiled window sills and picture rails.



THE GROUNDS

The glorious 0.4 acre plot widens at the rear and to the front has the original driveway with raised gardens either side including lawns, pretty flower and shrub borders and a beautiful magnolia. To the rear is a wide paved terrace leading onto the level and well maintained lawns that enjoy a picturesque wooded backdrop. There is a vegetable plot and fruit cage along with a greenhouse, large and small sheds and a detached garage with vehicular access off Wispers Lane. There is pedestrian access from the end of the garden into woodland.

SITUATION

Haslemere Town Centre provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee shops/cafes. The main line station offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M & S Food Hall in Weyhill along with local shops and Haslemere Library. Lythe Hill Hotel on the outskirts of the town provides spa facilities and Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere Recreation Ground all provide sports and leisure facilities. There are numerous golf courses in the area. There are excellent schools for all ages both state and private in and around the town and the whole area is surrounded by miles of open countryside much of it National Trust owned. The nearby A3 provides links to London, the motorway network and South Coast.

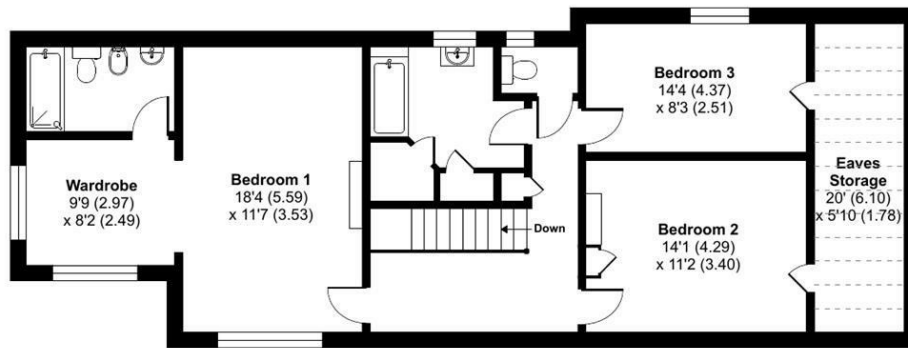
Health Centre 0.7 miles
High Street 0.8 miles
Main line station 1 mile
Weyhill shops and amenities 1.1 miles
A3 access at Hindhead 4 miles Milford 7 miles
Guildford 15 miles

All distances approximate

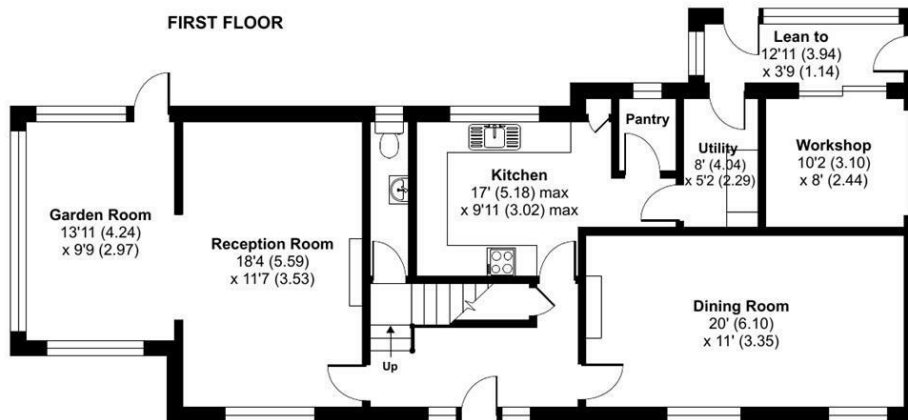
Pine View Close, Haslemere, GU27

Approximate Area = 2018 sq ft / 187.4 sq m
 Limited Use Area(s) = 116 sq ft / 10.7 sq m
 Garage = 170 sq ft / 15.8 sq m
 Total = 2304 sq ft / 214 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Denotes restricted head height

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band G

SERVICES

All main services

24th August 2023 PM/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(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). © nrichcom 2023. Produced for Clarke Gammon. REF: 966144

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DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street. Continue past the station and immediately after going under the railway bridge turn right into Weydown Road. Continue until reaching the junction at the top of Weydown Road and proceed straight over into Pine View Close where the property will be found at the end 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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