



School Road, Camelsdale, Haslemere, Surrey
Guide Price £825,000 Freehold

CLARKE  GAMMON
1919

**11 SCHOOL ROAD CAMELSDALE
HASLEMERE SURREY GU27 3RN**

Guide Price £825,000

Attractive Edwardian family house

Four bedrooms

Family bathroom

Living room and dining room

Kitchen/breakfast room

Utility room and cloakroom

Superb garden studio

Single garage

Pretty west facing rear garden

Close to Camelsdale School



An attractive and beautifully presented detached Edwardian four bedroom family house, just a stone's throw from Camelsdale Primary School.

THE PROPERTY

Built in 1907 this delightful character home enjoys a quiet position set back from the road in the centre of Camelsdale. Although the property has been extended and modernised, it retains all of its charm and character whilst providing a practical family friendly layout. At the heart of the house is a smart modern kitchen/breakfast room having a range of integrated appliances with an Iroko topped island. To the rear is the living room with folding doors opening to the pretty west facing garden. To the front is the dining room with bay window and fireplace and the double height hallway has under stairs storage. Completing the ground floor is a useful utility room and cloakroom. On the first floor are four bedrooms and a family bathroom. Features of note include a combination of Amtico and Karndean flooring on the ground floor, fully insulated studio at the end of the rear garden, double glazing, gas central heating, electric car charging point and fibre broadband.



THE GROUNDS

The front garden is laid to lawn and has a shed. A shingle driveway leads to the single garage which has light power and a radiator. The delightful rear garden enjoys a sunny westerly aspect and has been thoughtfully landscaped with patio, lawns, firepit with seating, cherry and apple trees and a superb studio.

SITUATION

On the edge of the South Downs National Park, Camelsdale village provides Arnolds Garage petrol station/convenience store, a popular school, tea room and the National Trust owned beauty spots Marley Common and Shottermill Ponds. In nearby Weyhill are Tesco and M & S Food along with local shops, cafes and restaurants. 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, Haslemere Leisure Centre, Haslemere Recreation Ground and Woolmer Hill all provide excellent sports facilities. 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.

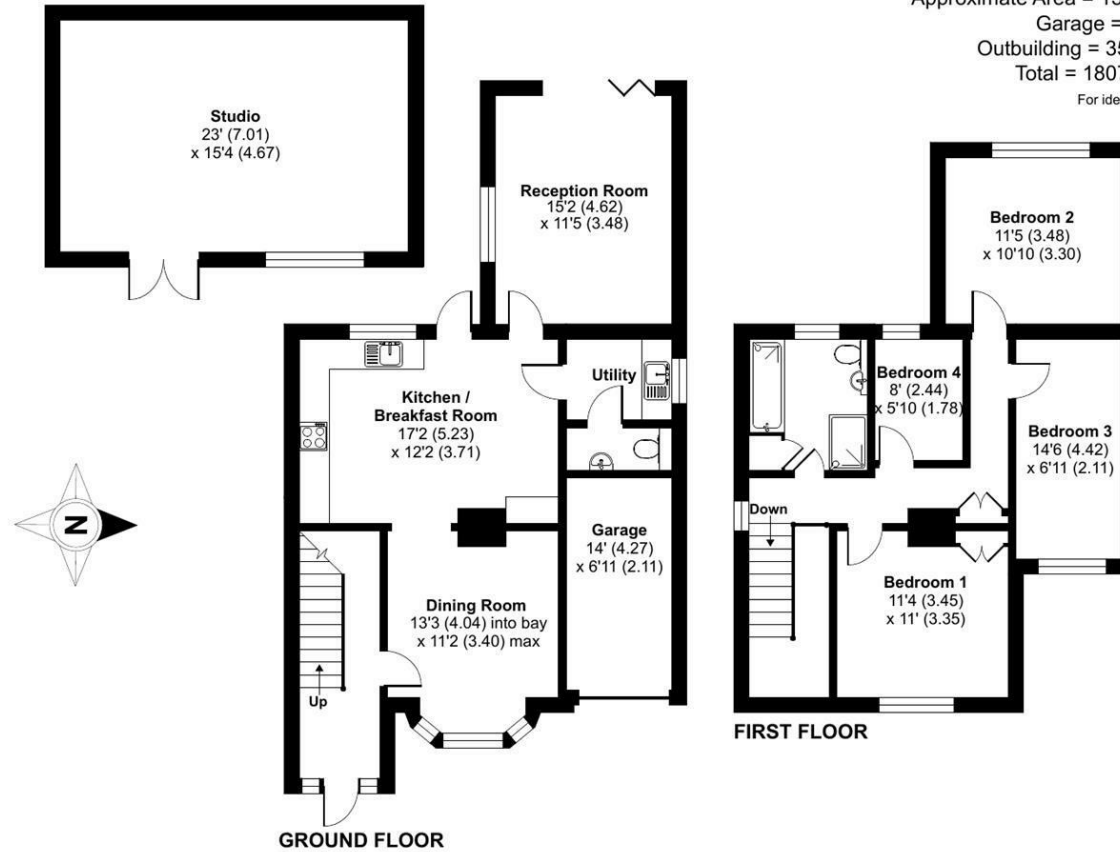
Camelsdale School - 1 minute walk
Shops and amenities in Weyhill - 0.6 miles
Haslemere main line station - 1 mile on foot, 1.5 miles by car
Haslemere High Street - 1.5 miles
A3 access at Hindhead - 3 miles

All distances/times approximate

School Road, Haslemere, GU27

Approximate Area = 1357 sq ft / 126 sq m
 Garage = 98 sq ft / 9.1 sq m
 Outbuilding = 352 sq ft / 32.7 sq m
 Total = 1807 sq ft / 167.8 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). © nitchecom 2023. Produced for Clarke Gammon. REF: 980453

LOCAL AUTHORITY

Chichester District Council

COUNCIL TAX

Band F

SERVICES

All main services, gas central heating with Hive smart controls, electric car charging point

8th November 2023 PM/dr

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	65	76
(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	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall then second left into Shepherds Hill (A286 Midhurst). Continue for approximately one mile and as the roads bears left, turn right into Bell Road. At the T-junction turn right and then immediately left onto Camelsdale Road and School Road is the third turning 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

