



**Chatsworth Avenue, Haslemere, Surrey**  
**Guide Price £750,000 Freehold**

CLARKE  GAMMON  
1919



**10 CHATSWORTH AVENUE  
HASLEMERE SURREY GU27 1BA**

**Guide Price £750,000**

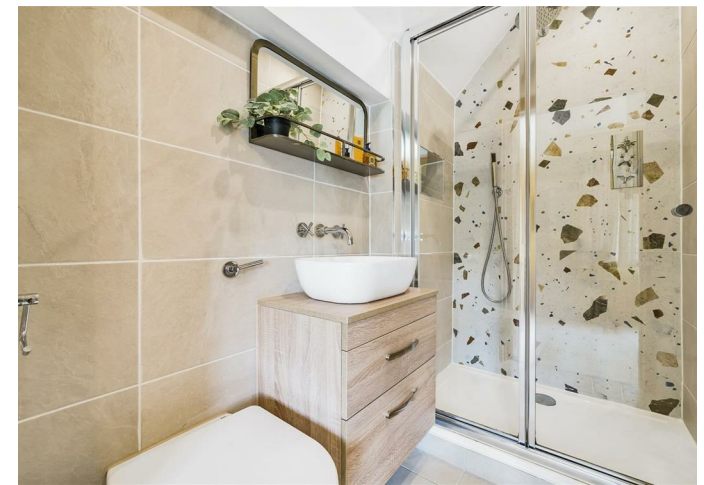
Character detached house	Three bedrooms
Two bath/shower rooms	Fabulous open plan kitchen / dining / family room
Sitting room	TV room/study
Utility and cloakroom	Large garden
Outbuildings	Convenient location



**An attractive and well presented  
extended three bedroom detached  
house with a good sized garden  
within walking distance of St  
Bartholomew's School, the Town  
Centre and main line station.**

**THE PROPERTY**

Originally built during the 1930s, this character detached house has been extended and sympathetically modernised by the current owners with the emphasis being on open plan practical living. The superb kitchen/dining/family room was completed in 2019 and is perfect for family gatherings. There is a large quartz topped island and matching worktops, plenty of units, two built-in Neff ovens, dishwasher and induction hob. There is room for a dining table and sofas, fireplace with wood burner and a lovely view over the garden through the sliding double glazed doors. The cosy sitting room shares the fireplace and wood burner and completing the ground floor is a study/TV room, utility room comprehensively fitted with units having quartz worktops and cloakroom. There are three well balanced bedrooms on the first floor along with the family bathroom and en-suite; both refitted in 2022 to an excellent standard.



## THE GROUNDS

To the front, the shingle 'U' shaped driveway provides parking for at least two cars. The enclosed rear garden has a full width 'L' shaped sandstone sun terrace with steps down to the well maintained level lawn and well stocked shaped flower and shrub borders and attractive acer. At the bottom of the garden are a large shed and garden office both having power.

## 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 several 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.

St Bartholomew's School 0.3 miles  
High Street 0.6 miles  
Main line station 0.7 miles  
A3 access at Hindhead 4 miles | Milford 7.5 miles  
Guildford 15 miles

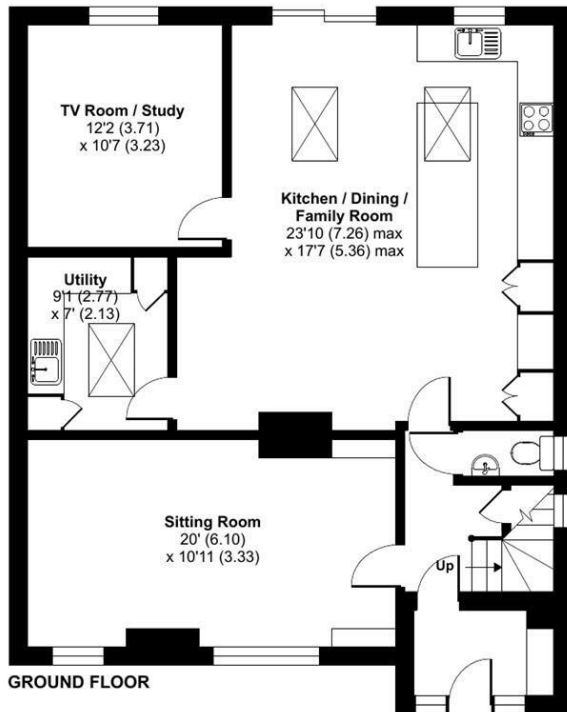
All distances approximate



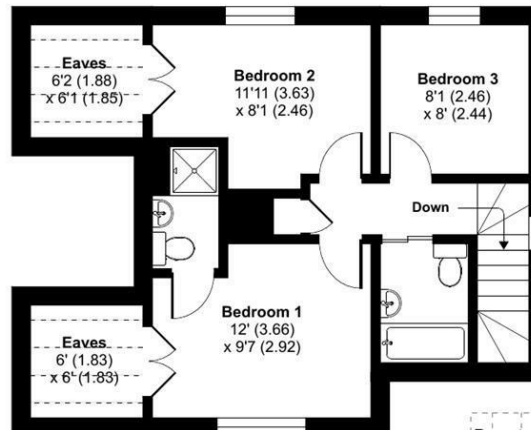
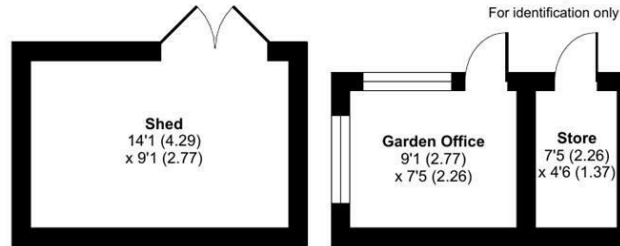
## Chatsworth Avenue, Haslemere, GU27

Approximate Area = 1424 sq ft / 132.3 sq m  
 Limited Use Area(s) = 76 sq ft / 7.1 sq m  
 Outbuildings = 239 sq ft / 22.2 sq m  
 Total = 1739 sq ft / 161.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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: 994838

### LOCAL AUTHORITY

Waverley Borough Council

### COUNCIL TAX




Band E

### SERVICES

All main services, gas fired heating, double glazing

25th July 2024 PM/dr

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

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E: haslemere.sales@clarkegammon.co.uk

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### DIRECTIONS

From our office in Haslemere High Street proceed north taking the left hand turn into Church Lane at the crossroads. Continue over the railway bridge and up High Lane taking the 2nd turning on the right into Chatsworth Avenue where No. 10 will be found after a short distance 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  
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MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

