



Holdfast Lane, Haslemere, Surrey
Guide Price £750,000 Freehold

CLARKE  GAMMON
1919

THE LODGE HOLDFAST LANE HASLEMERE SURREY GU27 2EY

Guide Price £750,000

Individual detached chalet
style property

Ground floor bathroom

Sitting room and dining
room

Single garage

Well maintained gardens and
grounds

Two first floor bedrooms;
one with en-suite bathroom

Ground floor bedroom with
en-suite

Kitchen/breakfast room

Just over 0.25 acre plot

NO ONWARD CHAIN



**An individual detached chalet
style property on the pretty semi
rural fringes of Haslemere, in a
plot of just over 0.25 acre offered
with NO ONWARD CHAIN.**

THE PROPERTY

The Lodge has pretty and well maintained grounds and is set back from Holdfast Lane - a popular lane approximately one mile to the east of Haslemere Town Centre. Built in the 1960s, The Lodge - originally a two bedroom bungalow - now has first floor accommodation in the form of two bedrooms; one having an en-suite bathroom.

On the ground floor is a double aspect sitting room, kitchen/breakfast room overlooking the rear garden, dining room, bathroom and bedroom with en-suite shower room.

Subject to Planning Permission the property provides scope to extend or could appeal to downsizers keen on gardening and countryside and is offered to the market with no onward chain.



THE GROUNDS

Approached over a driveway with plenty of parking and turning space, the east facing front garden enjoys the morning sunshine with lawns leading around the side of the property to the rear garden which is raised up above the patio. There is a well maintained lawn and flower and shrub borders enclosed by established screening hedging.

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.

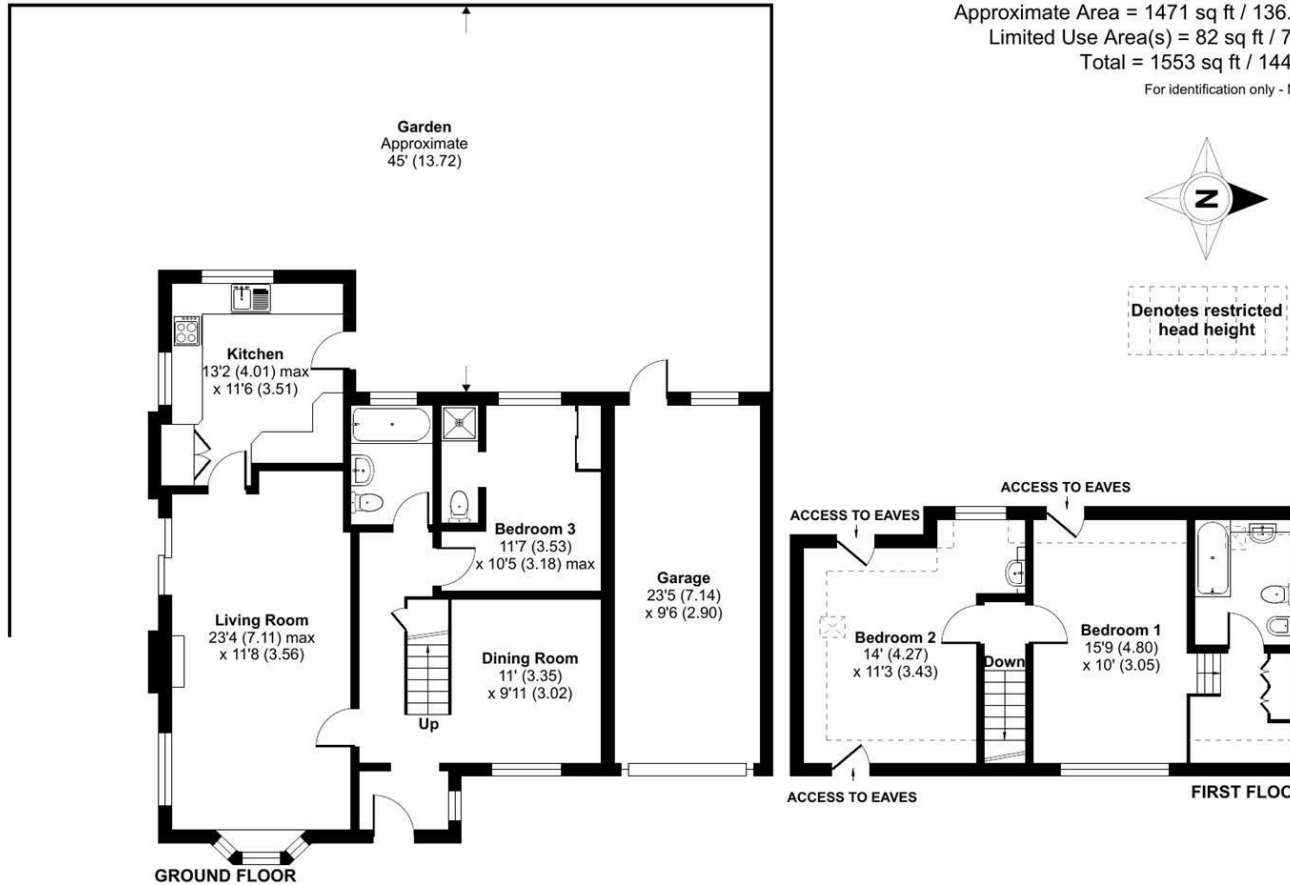
High Street 1 mile
Main line station 1.5 miles miles
A3 Access at Hindhead 5 miles
A3 access at Milford 8 miles
Godalming 8.5 miles
Guildford 14.5 miles

All distances approximate

The Lodge, Holdfast Lane, Haslemere, GU27

Approximate Area = 1471 sq ft / 136.6 sq m
 Limited Use Area(s) = 82 sq ft / 7.6 sq m
 Total = 1553 sq ft / 144.2 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). © nichecom 2023. Produced for Clarke Gammon. REF: 1011067

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band F

SERVICES

Mains water, gas and electricity, private drainage

25th April 2024 PM/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	45	
(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 left at the Town Hall onto Petworth Road. Continue for approximately 1 mile then turn left into Holdfast Lane and The Lodge will be found after approximately 70m 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
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