



Critchmere Hill, Haslemere, Surrey
Guide Price £425,000 Freehold

CLARKE  GAMMON
1919

**22 CRITCHMERE HILL
HASLEMERE SURREY GU27 1LS**

Guide Price £425,000

Character period cottage	Open aspect to the rear
Kitchen/dining room with gas AGA	Sitting room with open fireplace
Original features	Two double bedrooms
Good sized rear garden	Gas central heating
Close to local amenities	Easy access to the A3



A charming two bedroom period character property with a good sized cottage garden close to local amenities.

THE PROPERTY

22 Critchmere Hill is an end of terrace character cottage retaining some of its original features which over the years has been modernised to create a wonderful home. The sitting room has wooden flooring and an open fireplace with ornate surround. The kitchen/dining room has a gas fired AGA, range of cupboards and drawers and a stable door opening into the well maintained and attractive garden. On the first floor is a double bedroom and bathroom and on the second floor is the main bedroom with windows providing good natural light and far reaching views across the local countryside.



THE GROUNDS

The carefully designed and well maintained gardens are a real feature of the cottage and include separate spaces for entertaining and relaxing. At the back of the cottage is a patio area ideal for barbecuing and a raised terrace for dining or simply enjoying the sunshine.

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.

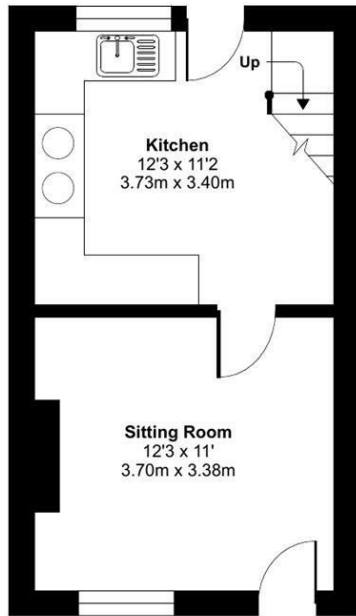
Woolmer Hill School 0.5 miles
Shops, schools and amenities in Weyhill 0.6 miles
Main line station 1.2 miles
High Street 1.7 miles
A3 access at Hindhead 2 miles
Guildford 15 miles

All distances approximate

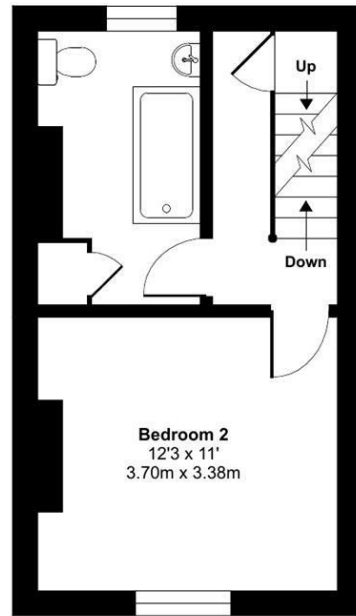
Critchmere Hill, Haslemere, GU27

Approximate Area = 690 sq ft / 64.1 sq m
 Limited Use Area(s) = 61 sq ft / 5.6 sq m
 Total = 751 sq ft / 69.7 sq m
 For identification only - Not to scale

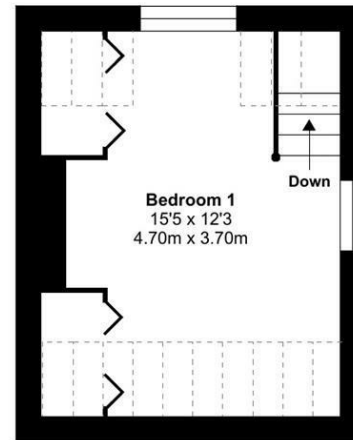
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 1003213

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band C

SERVICES

All main services, gas central heating

FURTHER INFORMATION

24 Critchmere Hill has a right of access across the back garden

1st March 2024 PM/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	49	
(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 into Lower St. Continue past the station and through Weyhill shopping area. After passing the Esso petrol station on the right, continue for approximately 500 yards, then turn left into Critchmere Hill, where No. 22 will be found on the right hand side.

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

