



**St. Stephen's Close, Haslemere,
Price Guide £525,000 Freehold**

CLARKE  GAMMON

3 ST. STEPHEN'S CLOSE
HASLEMERE GU27 1NT

Price Guide £525,000

Modern semi-detached house
Large South facing rear garden
Conservatory and kitchen
bath/shower room

3 double bedrooms
Open plan living/dining room
Cloakroom and utility room
Current planning permission to
extend including a garage
conversion

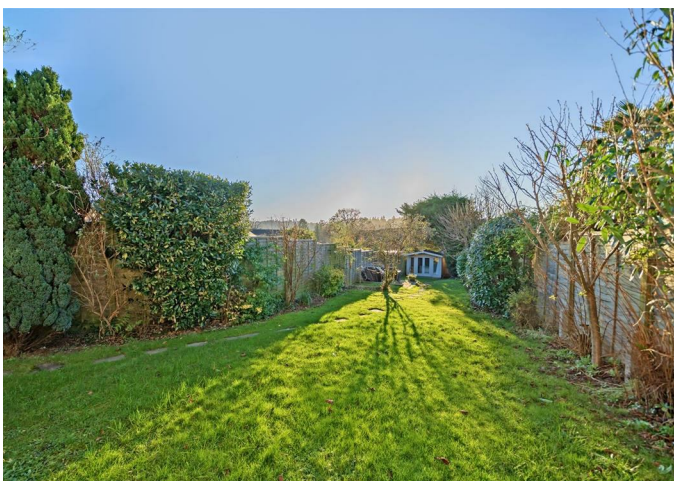
Walking distance to shops, schools
and mainline station



**A spacious and conveniently
located modern semi-detached
house, with 3 double bedrooms,
in a small cul-de-sac on a private
road.**

THE PROPERTY

The property was built in the late 1960's and is in this small cul-de-sac with only 4 other properties. The house benefits from current planning permission that allows a new rear extension to replace the current conservatory and opening of the kitchen and living space. There is a large, south facing rear garden and garden office and the shops in Weyhill, Shottermill School and Haslemere mainline station are all within walking distance. The hall and open plan living dining room have the original wooden parquet floor and there is a handy utility room and cloakroom off the hall. The kitchen has a good range of wooden units and integrated appliances on the first floor are 3 good-sized double bedrooms, 2 have built-in wardrobes and are complimented by a modern re-fitted bathroom, with a separate walk in shower.



GARDEN AND GROUNDS

The front of the house is the driveway which leads to the garage with grassed areas either side and side pathway leading to the rear garden, which is mainly laid to lawn and has established fenced boundaries with shaped flower and shrub borders, a steppingstone pathway, patio area and at the bottom the garden office.

SITUATION

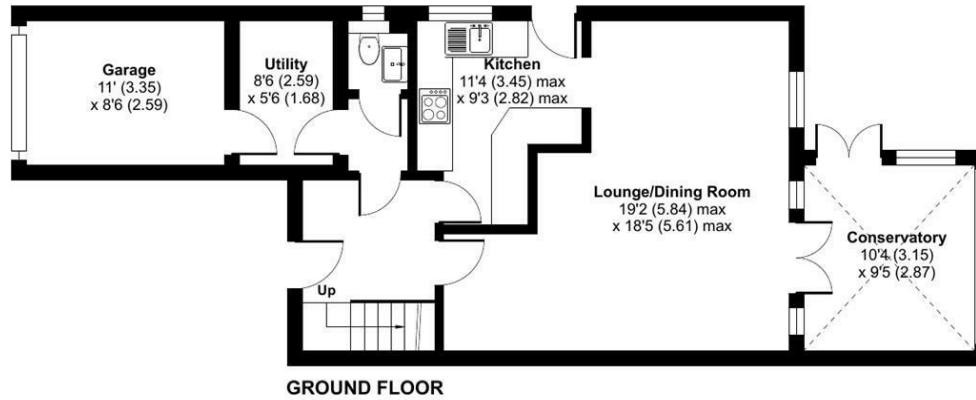
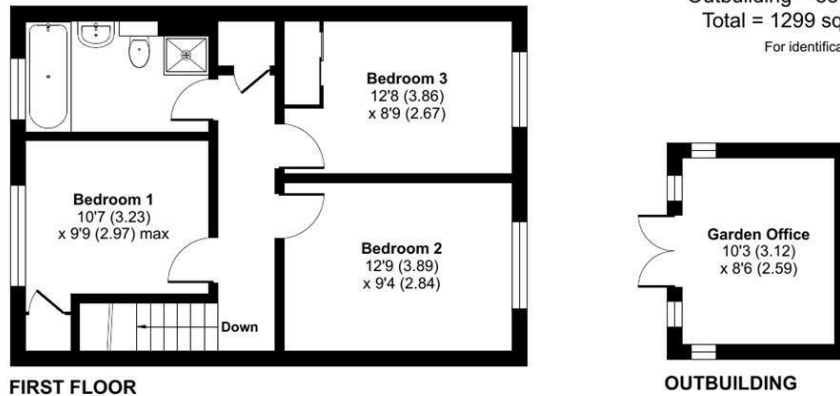
In nearby Weyhill are Tesco and M & S Food along with local shops, cafes, restaurants and Haslemere Library. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, hotel, restaurants, public houses and coffee bars. Lythe Hill Hotel on the outskirts 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 1 mile
Shottermill School 0.6 miles
Shops, schools and amenities in Weyhill 0.6 miles
Main line station 0.8 miles
A3 access at Hindhead 2.5 miles
Guildford 16 miles

All distances approximate

St. Stephens Close, Haslemere, GU27

Approximate Area = 1211 sq ft / 112.5 sq m (includes garage)
 Outbuilding = 88 sq ft / 8.1 sq m
 Total = 1299 sq ft / 120.6 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 2024. Produced for Clarke Gammon. REF: 1068546

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

21st February 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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 into Lower St. Continue past the station and through Weyhill shopping area. After passing the Esso petrol station on the right, take the third left into Church Road and St Stephens Close is on your righthand 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

