



**Weydown Road, Haslemere, Surrey**  
**Guide Price £275,000 Leasehold - Share of Freehold**



7 WEYDOWN COURT WEYDOWN ROAD  
HASLEMERE SURREY GU27 1BT

Guide Price £275,000

Purpose built ground floor maisonette	Two double bedrooms both with wardrobes
Spacious sitting/dining room	Kitchen/breakfast room
Bathroom	Single garage within a block
Lawned communal grounds	NO ONWARD CHAIN



**A spacious and conveniently located ground floor maisonette having two double bedrooms and a garage, within a short walk of the main line station.**

#### THE PROPERTY

Brought to the market with NO ONWARD CHAIN, this spacious ground floor maisonette has two good sized double bedrooms; bedroom 1 has built-in wardrobes and provides scope for modernisation and improvement. All the rooms are accessed off the central hallway and have an outlook to the well maintained lawned communal gardens and grounds which provide an attractive backdrop to Weydown Court.

The main benefit of Weydown Court is its excellent location close to the main line station and within walking distance of Weyhill and the Town Centre.



## TENURE AND GROUNDS

Leasehold - Share of Freehold  
999 year lease with 940 years remaining  
Service Charge: £1,084.00 (2023)

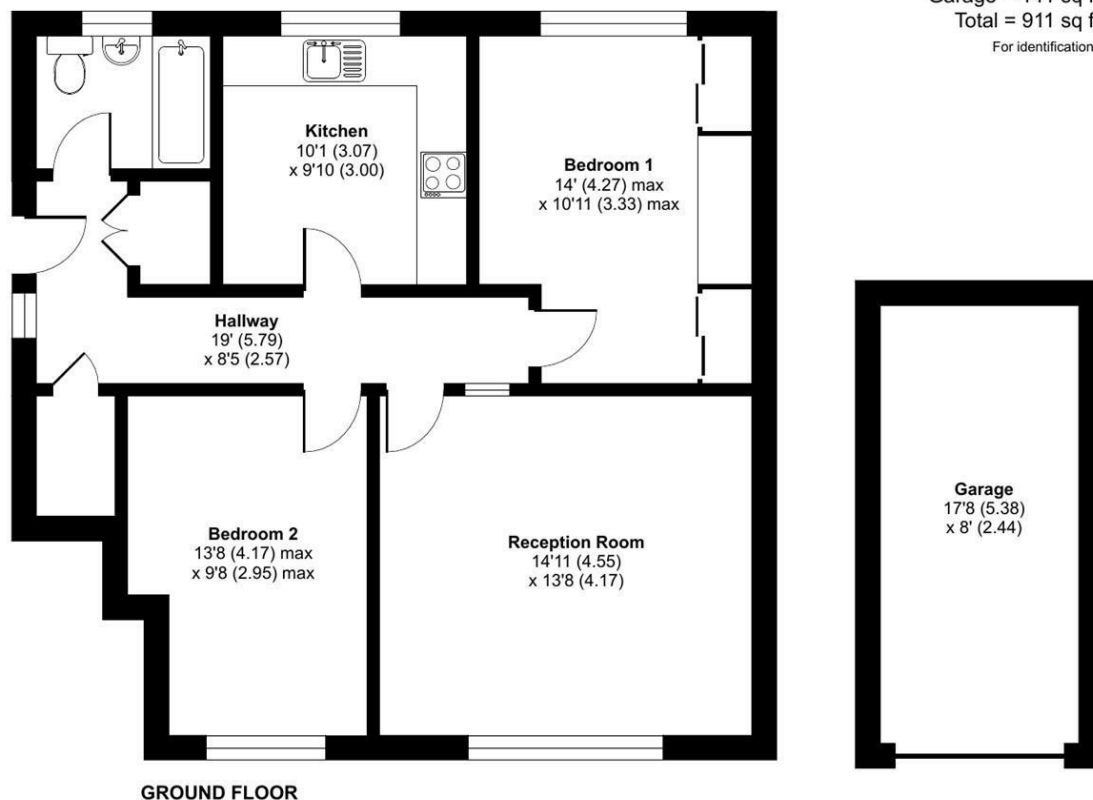
The communal grounds provide an attractive backdrop to Weydown Court. The front and rear gardens are well kept with level lawns - at the front bordered by laurel hedging and at the rear by woodland. There is pathway access to the entrance area with parking in a garage block lying to the rear of the property. No.7 has a single garage on the left hand of the block.

## SITUATION

Weydown Court is conveniently placed for all the town's amenities; being less than 1 mile from the main line station, Weyhill and the town centre. The shops and amenities in Weyhill include Tesco, M & S Food, Post Office, Library and coffee shops/cafes. The main line station is just a few minutes walk and provides a fast and frequent service into London Waterloo in under one hour. Haslemere town centre offers a comprehensive range of shops including Waitrose, Boots, Space NK and W H Smith along with boutiques, restaurants, public houses and coffee bars including Costa. Lythe Hill Hotel on the outskirts of the town has a spa and sports facilities can be found at the leisure centre, recreation ground, Woolmer Hill School and The Edge. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private. The A3 can be accessed at the Hazel Grove Interchange or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.

Health Centre & Community Hospital 0.78 miles  
High Street 0.67 miles  
Main line station 0.21 miles  
A3 access at Hindhead 3.4 miles  
Godalming 9.5 miles  
Guildford 15 miles

All distances approximate



## Weydown Road, GU27

Approximate Area = 770 sq ft / 71.5 sq m

Garage = 141 sq ft / 13.1 sq m

Total = 911 sq ft / 84.6 sq m

For identification only - Not to scale

### LOCAL AUTHORITY

Waverley Borough Council

### COUNCIL TAX

Band C

### SERVICES

Mains water, electricity, mains drainage  
gas central heating

28th March 2024 PM/tjb

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1070290

### 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 Street. After passing the station, turn right immediately after the railway bridge into Weydown Road and Weydown Court will be found after a short distance 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

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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
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