



**Pitfold Close, Haslemere,  
Price Guide £425,000 Freehold**

CLARKE  GAMMON  
1919



2 PITFOLD CLOSE  
HASLEMERE GU27 1PW

Price Guide £425,000

Semi-detached house	3 bedrooms
Bathroom	Lounge/Dining Room
Porch/Kitchen	Electric night storage heating
Large level garden	Double glazing
Space to extend subject to planning permission	No onward chain



**A 3-bedroom semi-detached house with scope to enlarge and extend, subject to planning in a quiet cul-de-sac with a good sized garden.**

#### THE PROPERTY

Pitfold Close is set off Critchmere Lane and in a popular part of Haslemere with the property being bought to market with no onward chain. The house has a large level rear garden and space to the side of the property to enlarge or extend, subject to planning permission. Currently the house has an open plan lounge/dining room with double glazed sliding doors to the rear garden. An enclosed front porch gives access to the hall with the kitchen located at the rear of the house with views over the garden, and a side door to the driveway. There are 3 bedrooms on the first floor, 2 doubles and a single bedroom complimented by a white bathroom suite. The house has double glazing and an electric night storage heating and is being sold with no onward chain.





## THE GROUNDS

Outside to the front of the property is a level lawn and tarmac driveway leading to further hardstand parking and gated access into the large level rear garden, which is fenced in and has a wooden garden shed and patio.

## SITUATION

Pitfold Close is located within easy reach of the amenities in Weyhill which include Tesco and M&S Food. The main line station is just over one mile distant (London Waterloo from 49 minutes) and the A3 can be accessed at the Hindhead Tunnel, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The picturesque High Street and town centre offers a comprehensive range of shops and boutiques including Boots, W H Smith and Waitrose, restaurants, public houses and coffee bars. There are two hotels; The Georgian and Lythe Hill, both of which have spas, two sports centres; The Edge and Haslemere Leisure Centre and several high quality golf courses. There is an excellent range of schools both state and private in and around the town and the area as a whole is surrounded by beautiful countryside including the National Trust owned Hindhead Common and Devils Punchbowl.

Weyhill shops and amenities 0.8 miles  
Haslemere High Street 2 miles  
Main line station 1.2 miles  
A3 access at Hindhead 1.5 miles  
Guildford 15 miles  
Chichester 21 miles

All distances approximate



## Pitfold Close, Haslemere, GU27

Approximate Area = 882 sq ft / 81.9 sq m

For identification only - Not to scale

### LOCAL AUTHORITY

Waverley

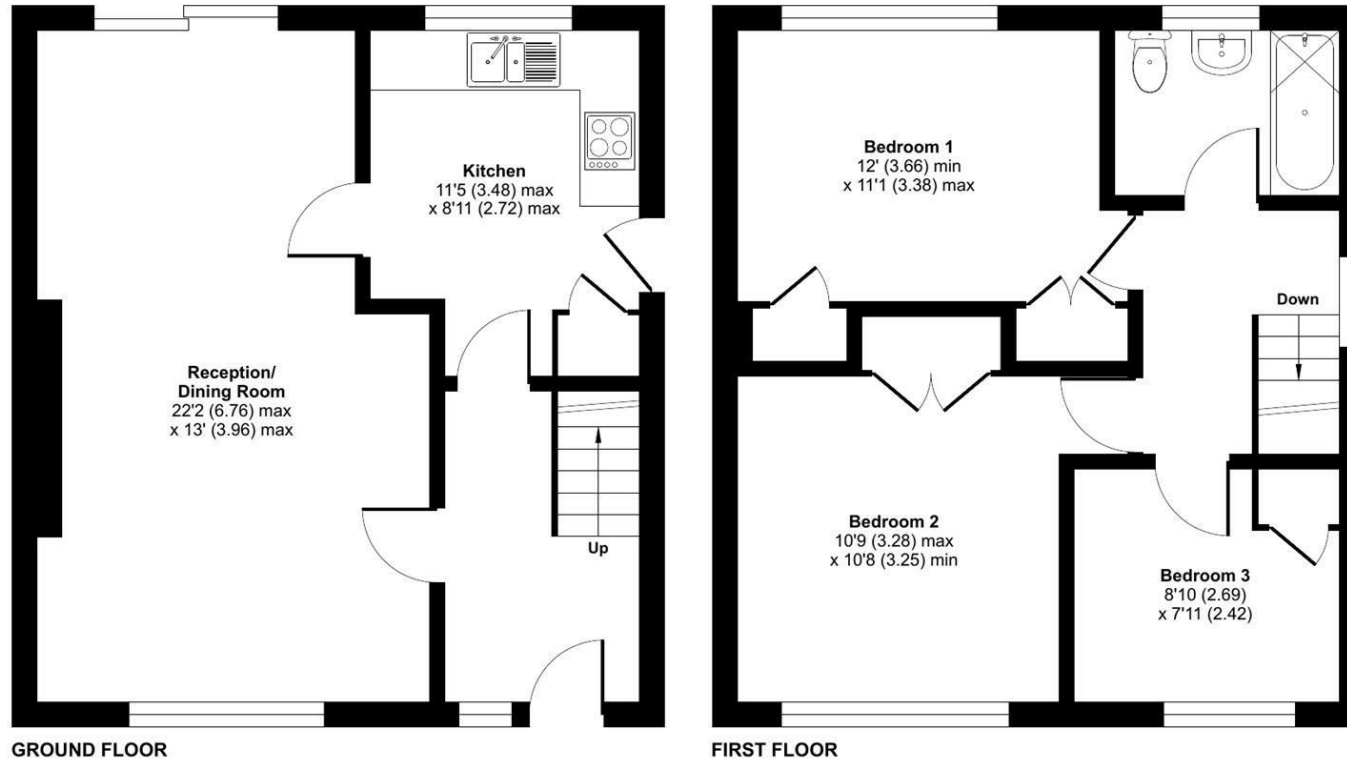
### COUNCIL TAX

Band D

### SERVICES

Mains water, electricity, mains drainage  
gas central heating

12th July 2024



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1091056

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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

### CG HASLEMERE OFFICE

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### DIRECTIONS

From our office in Haslemere High Street proceed south and turn right behind the Town Hall into Lower Street. Continue past the station and through Weyhill shopping area. Just after passing the Esso petrol station on the right, turn left into Liphook Road, continue over the traffic lights and immediately prior to the railway bridge turn right into Critchmere Lane and Pitfold Close is the 3rd turning on your 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

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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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