



Pegasus Close, Hammer, Haslemere, Surrey
Guide Price £675,000 Freehold

**10 PEGASUS CLOSE HAMMER
HASLEMERE SURREY GU27 3SZ**

Guide Price £675,000

Superbly presented	Three double bedrooms
Family bathroom and en-suite shower	Sleek kitchen and open plan dining room
Study, cloakroom and utility room	Garage and parking room
Well maintained garden	Cul de sac location



**A superbly presented detached
three bedroom family house,
tucked away in a quiet cul de sac
in the heart of the popular
village of Hammer.**

THE PROPERTY

This excellent modern home, built in the 1990s, now presents a completely modern up to date interior modified to give a more open plan design. The sleek high specification kitchen with bespoke marble worktops flows open plan into the dining area which overlooks the rear garden and has doors opening to the study. The living room adds to the flow with patio doors onto the garden and double doors that open up to the dining room. Ticking more boxes for a family are the cloakroom off the hall and utility room which is accessed from either the study or outside. There is a newly laid carpet in the living room, along with stylish Karndean flooring to the remainder ground floor. There are three good sized double bedrooms on the first floor complemented by a smart white modern bathroom and luxuriously refitted en-suite shower room with underfloor heating to bedroom one.



THE GROUNDS

The property is in a tucked away spot in the close with a single garage which has light and power, a side door and garden store to the rear. There is parking for two cars in front of the garage and a gated side path onto a useful brick paved terrace which continues around to the level rear garden which is well maintained having a lawn, full width paved terrace, garden shed and a raised west facing 'L' shaped sun deck.

SITUATION

The popular village of Hammer lies on the south-western outskirts of Haslemere and just 2.5 miles from the centre of Liphook. Shottermill with its attractive National Trust owned ponds is just a short distance away, along with Arnolds Garage and Camelsdale Primary School. In nearby Weyhill are Tesco and M & S Food along with local shops, cafés and restaurants. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, restaurants, public houses and coffee bars. There are two hotels; The Georgian/Coppa Club in the High Street and Lythe Hill. 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 provide links to London, the motorway network and south coast.

Camelsdale 0.5 miles
Weyhill shops and amenities 1 mile
Main line station 1.5 miles
Haslemere Town Centre 2.2 miles
A3 access point at Hindhead 3 miles
Godalming 10 miles
Guildford 17 miles

All distances approximate

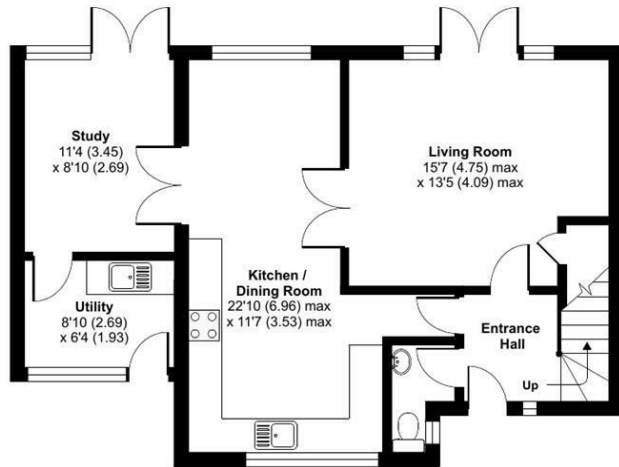
Pegasus Close, Haslemere, GU27

Approximate Area = 1398 sq ft / 129.8 sq m (includes garage)

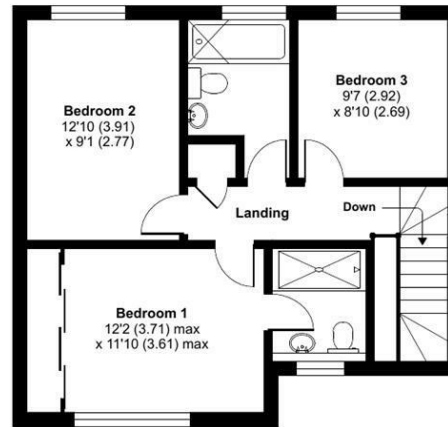
Outbuildings = 60 sq ft / 5.5 sq m

Total = 1458 sq ft / 135.4 sq m

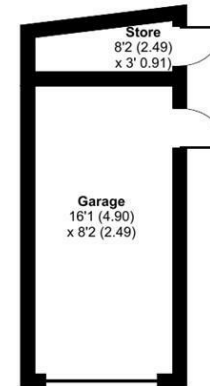
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GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 943442

LOCAL AUTHORITY

Chichester District Council

COUNCIL TAX

Band F

SERVICES

All main services, gas central heating, double glazing

TENURE

Freehold. A contribution of £100 (currently) per year is paid to Pegasus Close Residents Association Ltd for maintenance of the shared road etc.

19th March 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(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 St proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst). Continue for approx. 1 mile and just before the sweeping left hand bend, turn right into Bell Rd. At the junction turn right then almost immediately left onto Camelsdale Rd. Proceed until the roundabout taking the 1st exit onto Linchmere Rd. Continue over the hill and Pegasus Close will be found on the 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
T: 01428 728 900

MAYFAIR OFFICE
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