



**Critchmere Vale, Haslemere, Surrey**  
**Guide Price £730,000 Freehold**



**BLINKBONNY 7 CRITCHMERE VALE  
HASLEMERE SURREY GU27 1PS**

**Guide Price £730,000**

Four bedrooms (two ground floor)	Bathroom and shower room
Living room and dining room	Kitchen and utility room
Large driveway	Landscaped south facing garden
Summerhouse and shed	Non estate cul de sac



**A superbly presented detached  
cottage having flexible  
accommodation, set in quiet, non  
estate position at the end of a  
private cul de sac.**

**THE PROPERTY**

This charming double fronted cottage has been thoughtfully modernised retaining its character appeal and features four bedrooms; two being on the ground floor. A more recent addition is the living room with double doors to the sun terrace and pergola. A wide opening links the dining room to the Shaker style kitchen which has granite work surfaces, soft close doors and leads to the utility room, which has a door to outside. The two ground floor bedrooms could be used as studies or additional reception rooms and next to them is a smart bathroom with white suite. On the first floor are bedrooms one and two; both doubles, a contemporary style shower room and large eaves storage areas.





## THE GROUNDS

The property is approached by a generous tarmac driveway with lockable wooden gates, which gives access to both sides of the cottage, with steps leading up to the front entrance porch and beautiful south facing garden which is well screened by established hedging. There is a raised paved terrace and pergola and discreetly tucked in the corner is a delightful summerhouse.

## SITUATION

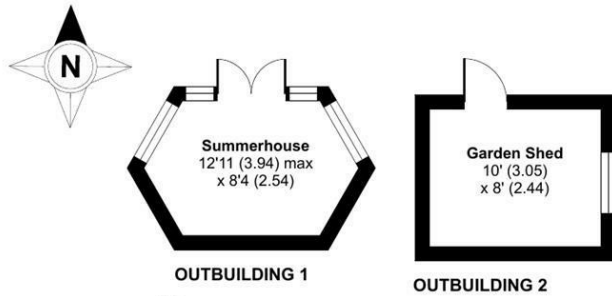
In nearby Weyhill are Tesco and M & S Food along with local shops, cafes, restaurants and Haslemere Library. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, hotel, restaurants, public houses and coffee bars. Lythe Hill Hotel on the outskirts 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 0.7 miles  
Shops and amenities in Weyhill 0.8 miles  
Main line station 1.3 miles  
High Street 1.8 miles  
A3 access at Hazel Grove Interchange 2 miles  
Guildford 16 miles

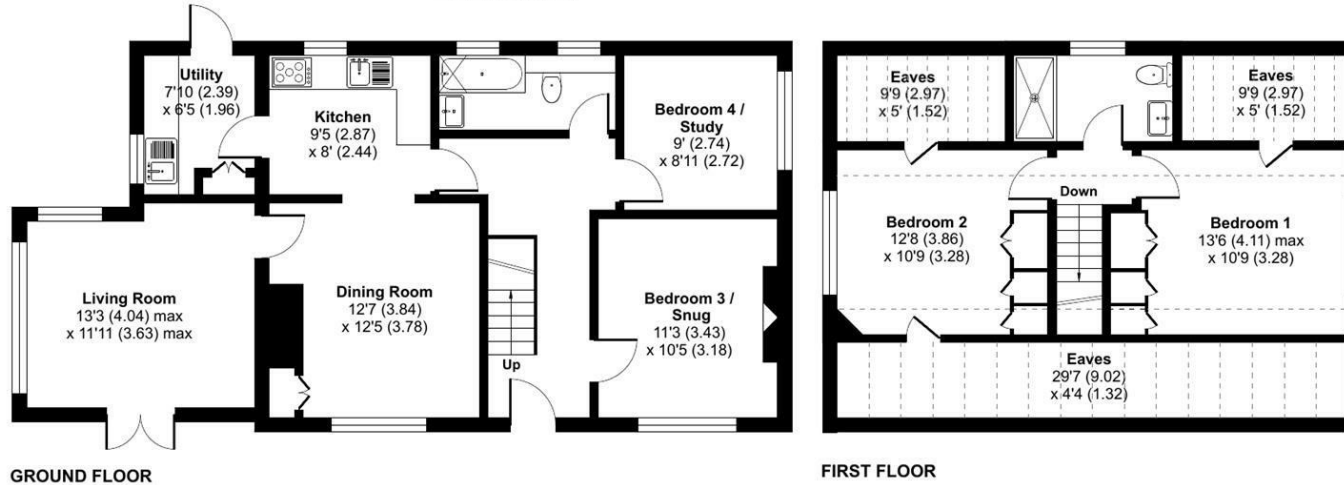
All distances approximate

# Critchmere Vale, Haslemere, GU27

Approximate Area = 1470 sq ft / 136.5 sq m  
 Outbuildings = 160 sq ft / 14.8 sq m  
 Total = 1630 sq ft / 151.4 sq m  
 For identification only - Not to scale



Denotes restricted head height



This floor plan was constructed using measurements provided to © ncthec.com 2022 by a third party. Produced for Clarke Gammon. REF: 913604

## LOCAL AUTHORITY

Waverley Borough Council

## COUNCIL TAX

Band E

## SERVICES

All main services, gas central heating - new Worcester Bosch combi boiler fitted January 2023, double glazing

18th April 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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	

## CG HASLEMERE OFFICE

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## DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street continuing past the station and through Weyhill shopping area. Continue over the traffic lights at Lion Green onto Hindhead Road. After passing the entrance to Deepdene on the left, take the next left into Critchmere Hill. At the bottom of the hill turn left into Critchmere Lane and Critchmere Vale 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  
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MAYFAIR OFFICE  
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