



Fairlight, 2A Highbury Grove, Haslemere, Surrey GU27 1BB



FAIRLIGHT 2A Highbury Grove Haslemere GU27 1BB

Play room and study

Living room with fireplace
and woodburner

Kitchen/dining room

Utility room and cloakroom

Brick paved drive and garage

South West facing rear
garden

Gas central heating and
double glazing

Quiet cul-de-sac location



**A smart and well presented
modern detached family home in
a quiet cul-de-sac close to the
town centre, Haslemere station
and St Bartholomew's school.**

THE PROPERTY

The property was built in 2008 and is set back on this quiet, private cul-de-sac in a convenient location on the fringes of Haslemere town centre. There are attractive white rendered half tile hung elevations at the front, complimented by double glazed, leaded light windows. The reception hall gives direct access to all of the principal rooms on the ground floor which include a study, the open plan kitchen/dining room which enjoys a rear aspect over the south-westerly facing garden, the kitchen has integrated appliances, solid wood worktops, breakfast bar and a smart Smeg 6 burner range cooker. Off the kitchen is the utility room with access to the rear garden, cloakroom and garage. A playroom has been created above the garage, although currently used by the owners as a bedroom, with 3 double bedrooms on the main first floor, an ensuite shower room to bedroom 1 and main family bathroom.



THE GROUNDS

Outside the property is approached by an attractive brick paved driveway with parking for up to 4 cars, there is a lawn to the side, covered entrance area to the front door, gated side access to the rear garden on both sides of the property. The rear garden enjoys a sunny south-westerly aspect, an area of lawn, natural stone pathway and sun terrace, wooden garden store, outside hose tap, outside electric point, and established fence boundaries.

SITUATION

Haslemere Town Centre provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee shops/cafes. The main line station offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M & S Food Hall in Weyhill along with several local shops and Haslemere Library. Lythe Hill Hotel on the outskirts of the town provides spa facilities and Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere Recreation Ground all provide sports and leisure facilities. There are numerous golf courses in the area. There are excellent schools for all ages both state and private in and around the town and the whole area is surrounded by miles of open countryside much of it National Trust owned. The nearby A3 provides links to London, the motorway network and South Coast.

St Bartholomew's School 0.3 miles
High Street 0.6 miles
Main line station 0.7 miles
A3 access at Hindhead 4 miles | Milford 7.5 miles
Guildford 15 miles

All distances approximate

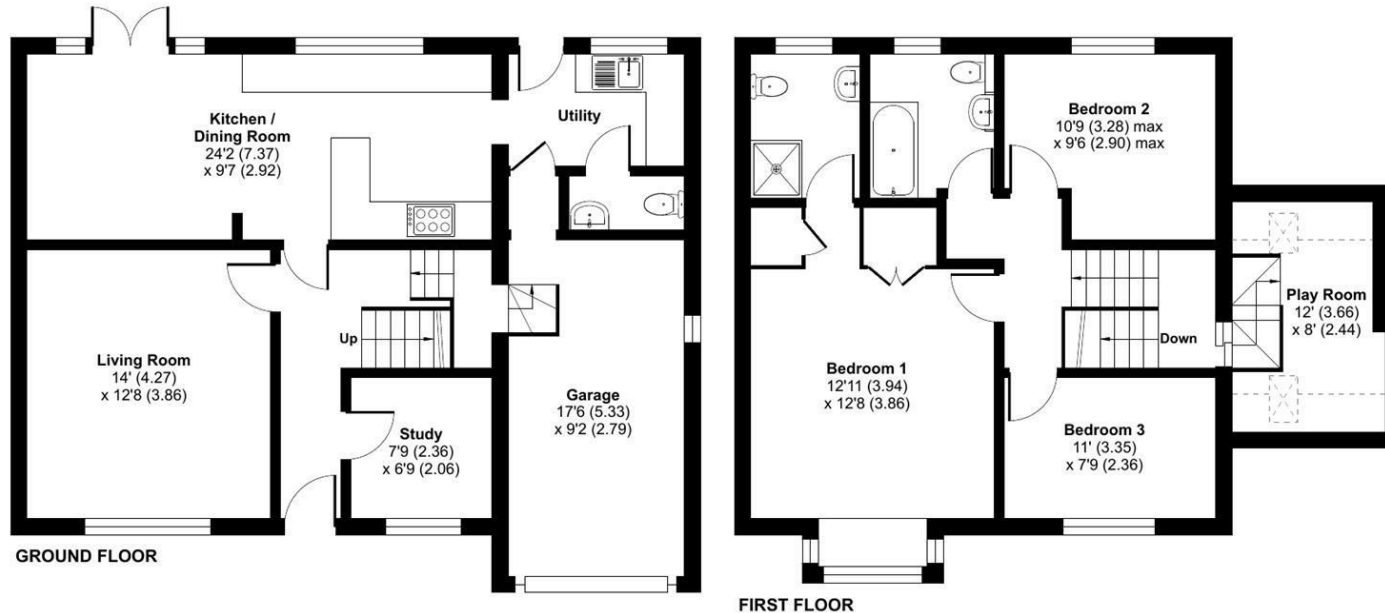
Highbury Grove, Haslemere, GU27

Approximate Area = 1345 sq ft / 124.9 sq m
 Limited Use Area(s) = 35 sq ft / 3.2 sq m
 Garage = 160 sq ft / 14.8 sq m
 Total = 1540 sq ft / 142.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1106347

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band F

SERVICES

Mains water, electricity, mains drainage
 gas central heating

16th April 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	76	
(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 north taking the left hand turn into Church Lane at the crossroads. Continue over the railway bridge and up High Lane taking the 2nd turning on the right into Chatsworth Avenue and after a short distance turn left into Highbury Grove

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

