



2 Gerardes Lodge, Grayswood Road, Haslemere, GU27 2BG
Leasehold - Share of Freehold

CLARKE  GAMMON

2 GERARDES LODGE GRAYSWOOD ROAD HASLEMERE SURREY GU27 2BG

Gated development with
video security and lift

Entrance hall

Kitchen/breakfast room and
utility room

Bedroom two and bathroom

Close to Town Centre

Two secure underground
parking spaces

Double aspect sitting room

Main bedroom with en-suite
shower room

Storage cupboard and wine
store

NO ONWARD CHAIN



A spacious two bedroom ground floor apartment, set within this popular gated development having secure underground parking, conveniently positioned just 0.5 mile from the High Street.

THE PROPERTY

Gerard's Lodge was constructed in 2004 and the apartment has the benefit of a share of the freehold. The apartment, tucked away at the rear of the development, is being sold with no onward chain and is accessed from an inner communal hall. The spacious reception room has a light south westerly double aspect, with a west facing bay and doors opening onto a patio area and the communal gardens. The generously equipped kitchen/breakfast room also looks out onto the gardens and both double bedrooms have built-in wardrobes; with bedroom one having an en-suite shower room. Off the hall is a second bathroom and handy utility room.



TENURE AND GROUNDS

Leasehold - Share of Freehold
125 year lease with 105 years remaining
Service Charge: £3,114.60 (2022/2023)

Electrically operated security gates and driveway lead to the visitor parking area and down to the electrically gated underground car park where there the apartment has two numbered parking spaces and two storage cupboards. The sunny communal gardens and grounds are predominantly lawned with pathways, mature trees flower borders and security lighting.

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.

Health Centre & Community Hospital 0.4 mile
High Street 0.5 mile
Main line station 1 mile
A3 access at Milford 6.5 miles
Guildford 14 miles

All distances approximate

Gerardes Lodge, Grayswood Road, Haslemere, GU27

Approximate Area = 1148 sq ft / 106.6 sq m
Outbuildings = 81 sq ft / 7.5 sq m
Total = 1229 sq ft / 114.1 sq m
For identification only - Not to scale

LOCAL AUTHORITY

Waverley Borough Council

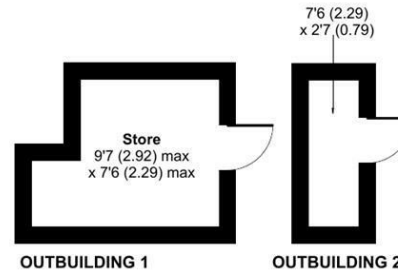
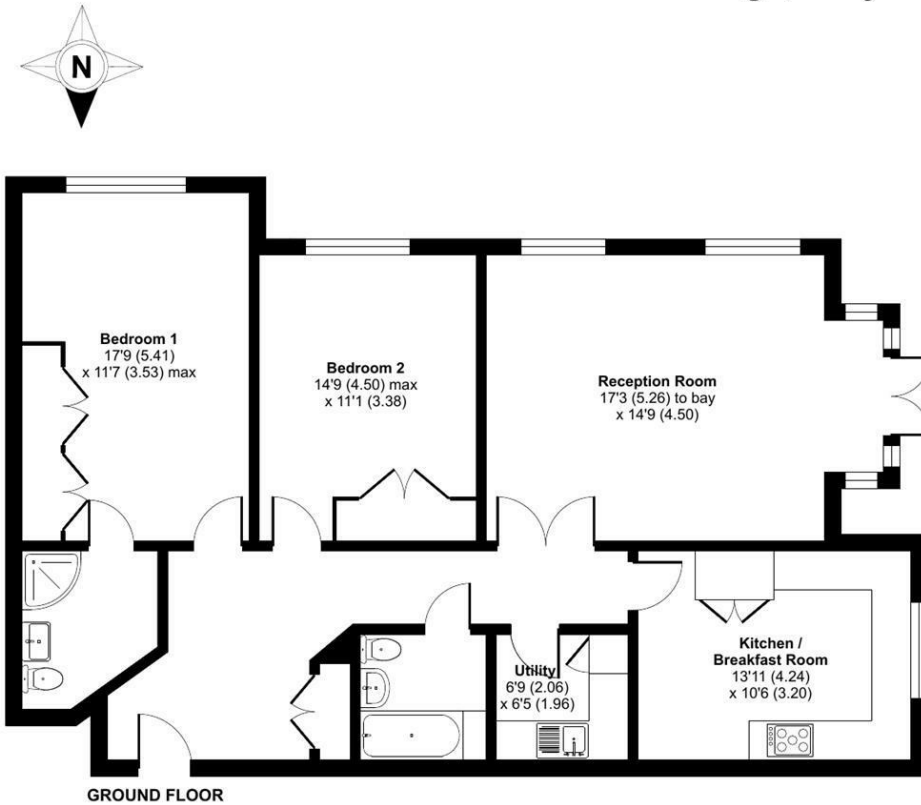
COUNCIL TAX

Band F

SERVICES

All main services, gas central heating, double glazing

10th June 2025 PM/dr



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023.
Produced for Clarke Gammon. REF: 1036096

Energy Efficiency Rating

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

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed north (A286 towards Grayswood) for approximately 0.4 mile and Gerardes Lodge will be found on the left hand side.

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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