



108 Camelsdale Road, Haslemere, Surrey
Freehold

CLARKE  GAMMON

**108 CAMELSDALE ROAD
HASLEMERE SURREY GU27 3RJ**

Character Victorian family house

3/4 bedrooms

Family room/bedroom 4

Gas central heating

A short walk to Camelsdale school

Double aspect sitting room with open fire

Stunning kitchen/dining room/snug

Family bathroom

Double glazing

Off street parking



A charming character wisteria clad Victorian semi-detached family house in the heart of Camelsdale, with a stunning open plan kitchen/dining/family room.

THE PROPERTY

Built in the 1850's this well presented and individual period property which used to be the village sweet shop. The property is located right in the heart of Camelsdale and is only a short walk from the highly regarded village school and also within walking distance of the popular recreation ground, 2 village shops and the Mill Public House. The lower ground floor which was completed in 2022, has a wonderful open plan kitchen/dining room/snug with underfloor heating, a fireplace/woodburner and doors spilling out onto the rear garden. The kitchen has quartz topped work surfaces and island, a range of integrated appliances and a handy utilities cupboard for the washing machine and tumble dryer. There is also a cloakroom on this floor. On the upper ground floor there is a, front aspect family room/bedroom 4 and double aspect sitting room with an open fireplace and bay window with some lovely views over Camelsdale and beyond. On the first floor are 3 well balanced double bedrooms and a family bath/shower room with a modern white suite.



THE GROUNDS

The front garden is predominantly paved with screening shrubs behind a low level front wall and off street parking on the side driveway. From here there is a side gate and steps down to the level rear garden, this is both private and well screened with established shrub and flower borders, paved terraced pathway and access to garden sheds.

SITUATION

On the edge of the South Downs National Park, Camelsdale village provides Arnolds Garage petrol station/convenience store, a popular school and the National Trust owned Marley Common and Shottermill Ponds. In nearby Weyhill are Tesco and M & S Food along with local shops, cafes 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 in the High Street and Lythe Hill both of which have spas. 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.

Haslemere main line station 1.3 miles
Haslemere Town Centre 1.5 miles
A3 access at Hindhead 2.8 miles
Godalming 10 miles
Guildford 17 miles

All distances approximate



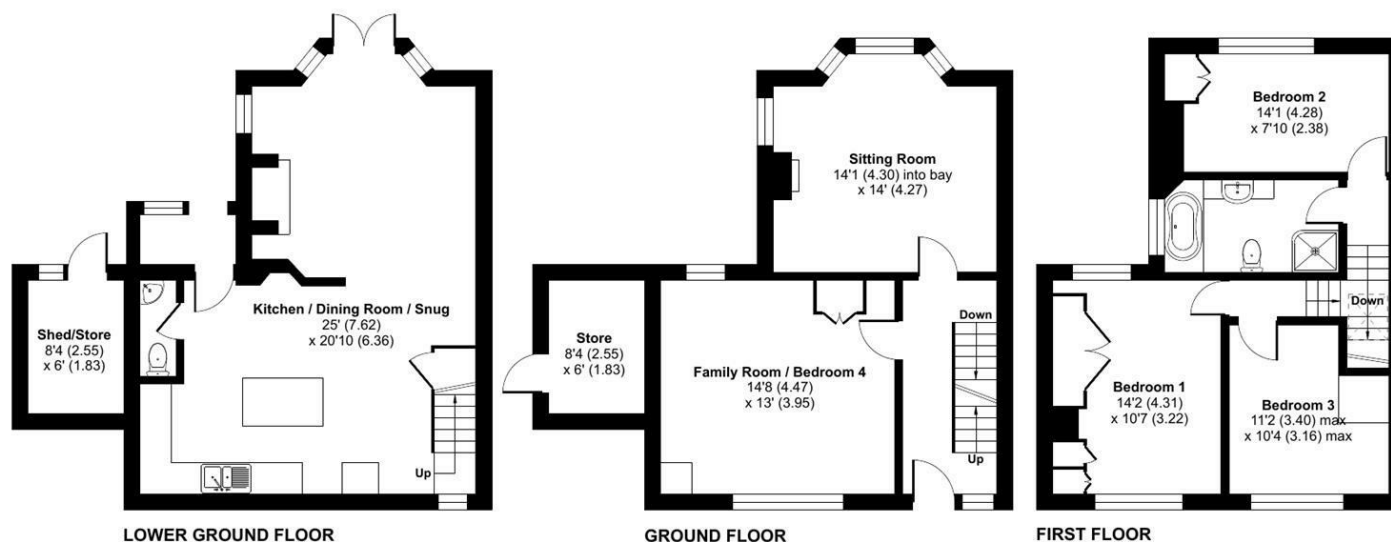
Camelsdale Road, Haslemere, GU27

Approximate Area = 1411 sq ft / 131 sq m

Outbuilding = 100 sq ft / 9.2 sq m

Total = 1511 sq ft / 140.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1205854

LOCAL AUTHORITY

Chichester

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

29th April 2025

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	60	74
	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst). Continue for approximately one mile then turn right at the sharp left hand bend. At the 'T' junction turn right then almost immediately left onto Camelsdale Road.

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

