



**The Avenue, Haslemere, Surrey**  
**Price Guide £715,000 Freehold**



## 2 THE AVENUE HASLEMERE SURREY GU27 1JT

Price Guide £715,000

Beautifully presented  
detached Edwardian house

Kitchen/breakfast room and  
cellar

Bay fronted dining room

Bathroom

Driveway parking

Close to National Trust  
owned countryside

Living room with open  
fireplace

Three bedrooms

Pretty south west facing  
garden

No through road



**An attractive and beautifully  
presented three bedroom detached  
Edwardian house in this popular no  
through road close to the Shottermill  
Schools, shops and amenities in  
Weyhill and Haslemere main line  
station.**

### THE PROPERTY

Peacefully located on the western side of the town close to National Trust land, the property comes to the market for the first time in over 17 years and has been improved and extended by the current owners to create a well equipped open plan kitchen/breakfast room overlooking the garden that has become the heart of the home and is flooded with light from the south west facing windows. The front aspect dining room with bay window is a fabulous place for dinner parties having parquet wood flooring and corner wood burner. There is under floor heating beneath the engineered oak flooring in the living room which also has an open fireplace and bi-fold doors spilling out onto the sun trap patio. There are three bedrooms on the first floor and a smart bath/shower room with white suite and Travertine tiled floor. Features of note include the ornate coving, ceiling roses, period style radiators, cellar, extensive composite marble worktops, Neff induction hob, integrated oven, dishwasher and Karndean flooring in the kitchen, attractive double glazed sash style windows and wooden flooring in the hall, dining room and living room.





## THE GROUNDS

The house is set behind mature hedging with a brick paviour driveway to the side providing off road parking. At the rear is a neat garden, predominantly laid to lawn with mature beds, which enjoys a south westerly aspect. Features include a wooden summerhouse and limestone sun trap patio linking the breakfast and living rooms, which is ideal for al fresco dining and entertaining. The whole garden enjoys an excellent degree of privacy.

## SITUATION

The property occupies an elevated position close to National Trust land and extensive walking and cycling routes. In nearby Weyhill are Lion Green with its play area, Tesco and M & S Food, local shops, cafes, restaurants and Haslemere Library. There is a good selection of highly regarded state and private schools including the popular Shottermill Infant and Junior schools which are just a few minutes walk from the property. 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. 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.

Shottermill Junior School 0.2 mile  
 Shottermill Infant School 0.4 miles  
 Weyhill 0.5 miles  
 Main line station 0.8 miles on foot  
 High Street 1.5 miles  
 A3 access at Hazel Grove Interchange (Hindhead) 2 miles  
 Guildford 16 miles

All distances approximate

Approximate Area = 1126 sq ft / 104.6 sq m  
For identification only - Not to scale

For identification only - Not to scale

Waverley Borough Council

Band E


All main services, gas central heating

Energy Efficiency Rating

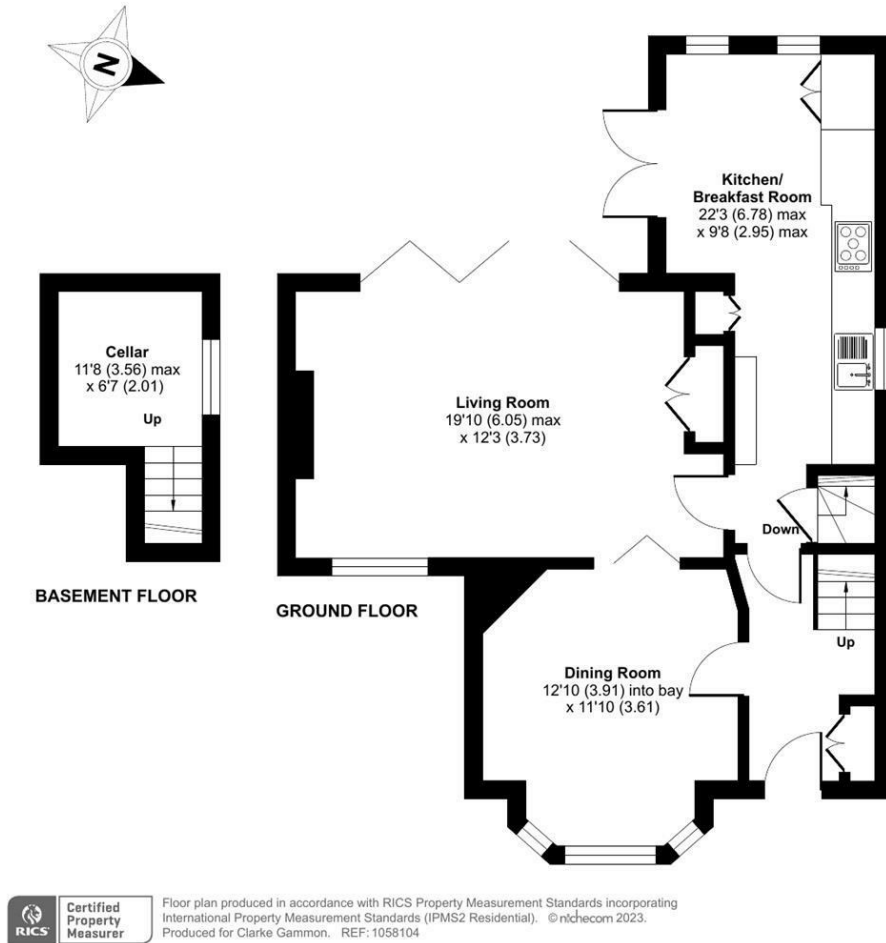
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>57</p>	<p>77</p>

**England & Wales**

EU Directive  
2002/91/EC



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.



clarkegammon.co.uk

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street. Continue on passing the railway station and through Weyhill shopping area. At the traffic lights at Lion Green turn right into Lion Lane. At the roundabout take the 3rd exit into The Avenue and No. 2 will be found after a short distance on the right.

**AUCTION ROOMS**  
**T: 01483 223101**



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