



28 Meadowlands Drive, Haslemere, Surrey GU27 2FD
Leasehold

CLARKE  GAMMON
1919

**28 MEADOWLANDS DRIVE
HASLEMERE SURREY GU27 2FD**

Spacious modern 1st floor
apartment

3 Double bedrooms (two
with fitted wardrobes)

Ensuite shower room and
family bathroom

Parking for 2 cars

No onward chain

Walking distance of the High
Street and station

Fitted kitchen/dining room

Communal garden

Gas central heating

125 year lease from 1st Jan
2007



**A bright and spacious 1st floor, 3
bedroom apartment located in a
quiet end of cul-de-sac location,
perfectly situated for access into
Haslemere town and the train
station.**

THE PROPERTY

A spacious and suitably appointed purpose built first floor apartment quietly located within walking distance of the town and station. With solid concrete floors this traditionally built flat offers good sound proofing, a generous hallway with useful storage cupboards with access to all principal rooms. The kitchen/breakfast room makes the most of the southerly aspect with a space for a table & chairs and the advantage of eye/low level storage, granite surfaces and integrated appliances (fridge/ freezer, full size dishwasher, washing machine). The adjoining sitting room is a good proportion whilst two of three double bedrooms offer useful built in wardrobes. The master bedroom has the added benefit of an ensuite shower room and a double wardrobe space with garden outlook.



THE GROUNDS

The property is quietly positioned towards the end of the cul de sac with its brick paved car park giving the flat 2 parking spaces in a tandem format. There are communal lawned grounds providing secluded areas for outside entertaining including a small wooded area and a small children's playground. In addition, there is an outbuilding for bikes and further storage.

SITUATION

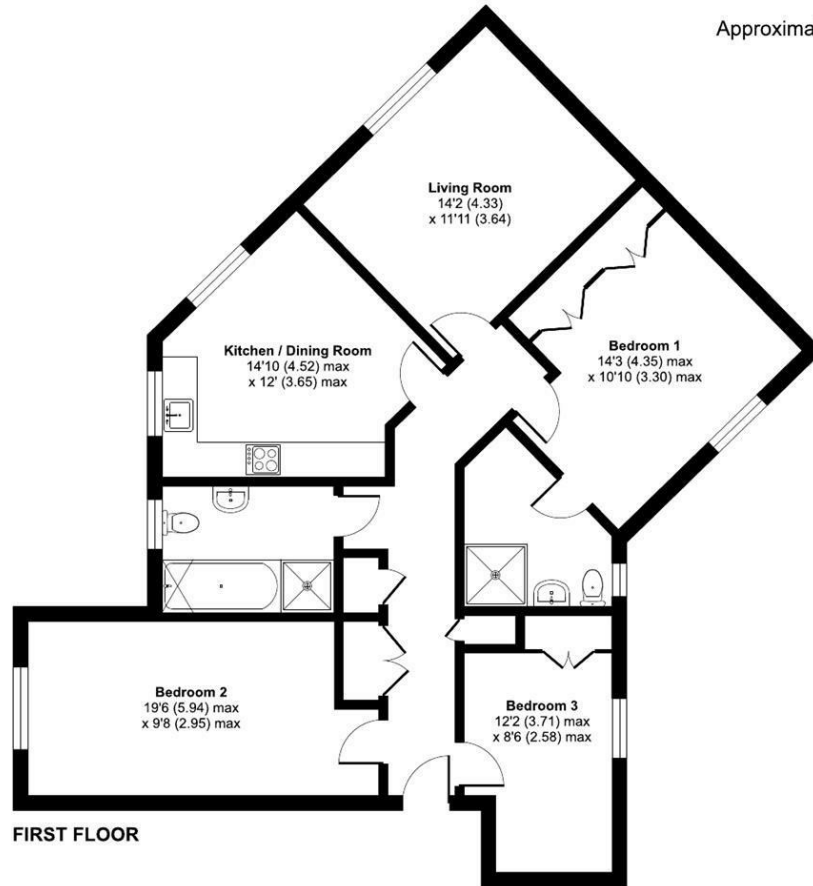
Haslemere Town Centre provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee shops/cafes. The main line station offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket 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.

Haslemere Main Line Station - 0.5 miles
 Haslemere High Street & Town Centre - 0.5 miles
 A3 access at Hindhead - 4.5 miles
 A3 access at Milford - 8.4 miles
 Godalming - 9.2 miles
 M25 Junction - 22 miles
 Gatwick Airport - 37 miles
 Heathrow Airport (via A3 & M25) - 38 miles
 All distances approximate

Meadowlands Drive, Haslemere, GU27

Approximate Area = 1095 sq ft / 101.7 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chem 2025. Produced for Clarke Gammon. REF: 1350957

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band C

SERVICES

Lease details, 125 year lease from 1st January 2007.

Service charge is paid in 6 monthly instalments. The last invoice was £737

Mains water, electricity, mains drainage gas central heating

3rd October 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(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 Haslemere High Street, head south turning right around the Old Town Hall towards Lower Street. After a short distance, bear left onto Shepherds Hill, continuing up the hill and straight on into Midhurst Road. After approx. 320 metres the turning to Meadowlands Drive will be found on the right hand side. Turn left and the flat will be found at the end of the cul de sac.

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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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

