



Church Road, Haslemere, Surrey, GU27 1BH
Price Guide £295,000 Leasehold



**28 ROSEMARY COURT CHURCH ROAD
HASLEMERE SURREY GU27 1BH
Price Guide £295,000**

Large walk-in hallway
cupboard

Lease 99 years from 1987

Communal off street parking

Fully double glazed

En-suite wet room

Secure covered charging
facility for an electric bike or
small mobility vehicle.

Communal laundry room

EPC rating D

Service charge until Dec 2026
is ££326.86

No ground rent



**Heart of the community, a
conveniently located ground
floor maisonette for the over 60s
perfectly located within a third of
a mile for Haslemere High Street.**

THE PROPERTY

This once Doctor's Surgery retains both heritage and character providing wheelchair friendly access to a covered entrance porch and glazed front door. The entrance hall benefits from good natural light/volume typical of the era whilst the living room has a double aspect with double glazed windows to rear and double-glazed door with window providing access to paved tiered terrace. The recessed feature rebrick fireplace has windows either side making this focal point stand out. Across the hall is the kitchen benefitting from modern fitted eye/low level cupboards/drawers, roll top work surfaces and an inset stainless steel 1½ bowl sink unit with mixer tap with drainer. Completing the kitchen there is a four ring AEG gas hob with extractor hood above, AEG oven, integrated fridge/freezer, Bosch integrated dishwasher, part tiled walls and space for table/chairs.

The master bedroom has a double aspect front and side, built-in wardrobes, a coved ceiling, TV point, built-in dressing area and a wardrobe whilst the ensuite wet room has a walk-in shower, wash hand basin with mixer tap set within vanity cupboard, low level w.c., chrome heated towel rail, part tiled walls, tiled flooring and an obscure double glazed window. In the main bathroom there is an enclosed bath with wall mounted shower attachment, wash hand basin set in vanity unit, low level w.c., double radiator, shaver point, part tiled walls, obscure dual aspect double glazed windows.



THE GROUNDS

With direct access to the communal gardens and benefitting from a predominately south/west aspect there is a patio terrace leading to areas of beautifully maintained lawn, shrub and hedge borders with available seating to enjoy the peaceful setting.

From Church Road there is private residents/guest car park and easily accessible bins stores with provision of a shed for either bike or mobility scooter.

SITUATION

Haslemere Town Centre provides a comprehensive range of shops and boutiques including Boots, Space NK and WH Smith, restaurants, public houses and coffee bars, together with Waitrose. Approximately 0.3 miles away on foot (0.5 by car) is the main line station which offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and Marks & Spencer food hall in Wey Hill - approximately 1 mile - along with several independent shops and Haslemere Library. The Lythe Hill Hotel on the outskirts of the town has a spa and Haslemere Leisure Centre, The Edge, Woolmer Hill and the Recreation Ground all provide sports and leisure facilities and 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.

High Street 0.3 mile

Main line station 0.4 miles

Haslemere Health Centre 0.4 miles

A3 at Hindhead 4 miles

Farnham 12 miles

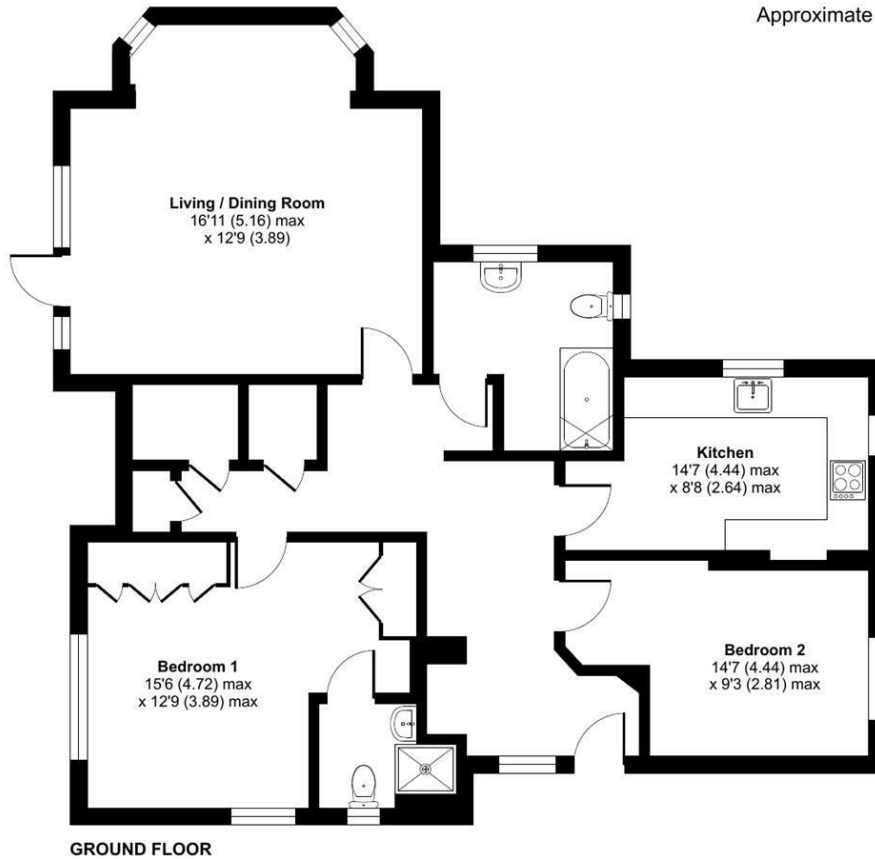
Guildford 15 miles

All distances approximate

Church Road, Haslemere, GU27

Approximate Area = 1018 sq ft / 94.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Clarke Gammon. REF: 1371766

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band E

SERVICES

Mains Water,
Mains Electricity,
Mains Drainage,
Gas Central Heating

22nd May 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(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 proceed up the High Street and turn right at the Old Town Hall into Lower Street. On the left-hand side the bend turns right into Tanners Lane and taking the left into Church Road Rosemary Court will be found a short way along on the right 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

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

