



**Church Green, Haslemere, Surrey**  
**Offers In Excess Of £850,000 Freehold**

CLARKE  GAMMON



## 1 CHURCH GREEN HASLEMERE SURREY GU27 1BN

### Offers In Excess Of £850,000

|                                                        |                                                          |
|--------------------------------------------------------|----------------------------------------------------------|
| An extended Period Cottage.                            | Fantastic outdoor entertaining space with open fire/bbq. |
| Open plan Kitchen/Dining/Family Room.                  | Living Room with open Fireplace.                         |
| Main Bedroom with Dressing Room and en-suite Bathroom. | 2 further Bedrooms.                                      |
| Super and secluded Gardens.                            | Driveway and Parking.                                    |
| Close to Town Centre and Station.                      | Very tastefully presented.                               |



**A stunning, superbly modernised  
and enlarged part tile hung  
1920s built cottage located  
within a short walk of Haslemere  
Town Centre and mainline  
station.**

#### THE PROPERTY

1 Church Green Cottages is perfectly located for the Town Centre, main line station, glorious countryside and good local schools. The cottage has been extensively modernised and extended to an exceptional standard by the current vendors who have created a lovely family home with fantastic entertaining space. The kitchen / dining / family room is the hub of the house having a wide range of units and an island housing a built-in wine cooler and microwave oven and dual fuel Aga range cooker. Full width bi-fold doors open out onto the terrace giving you a feeling of al fresco living. The sitting room has an open fireplace with a wooden surround and further bi-fold doors leading onto the terrace. There is a utility room and a cloakroom also on the ground floor. Stairs lead up to a family shower room, two bedrooms and a main suite comprising bedroom with wooden floors and bay window, dressing room with ample storage and bathroom with free standing bath separate shower cubicle, twin basins and WC.





## THE GROUNDS

The gardens and grounds have been carefully thought out and landscaped by the current owners. There is a fantastic terrace which has tiled flooring that matches the ground floor tiles in the cottage, brick pillars with glazed panels and a brick built fireplace. Steps lead down into the beautifully landscaped garden which is well screened by mature hedging and fencing. A pathway leads down to a patio with brick built barbeque and timber summerhouse. Steps lead alongside the garden up to a feature fish pond and seating area. There is a good sized timber store and parking for several cars.

## SITUATION

Haslemere offers a comprehensive range of shops including Waitrose, Tesco, M & S Food, Boots, Lloyds Pharmacy, Space NK and W H Smiths along with boutiques, restaurants, public houses and coffee bars including Costa. There are two hotels; The Georgian in the High Street and Lythe Hill; both of which have spas. There are two sports centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground and Woolmer Hill School. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private. The main line station provides a fast and frequent service into London Waterloo in under one hour and the A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.

St Bartholomew's School 0.2 miles on foot  
Health Centre and Community Hospital 0.2 miles  
High Street 0.3 miles on foot  
Main line station 0.5 miles  
A3 access at Hindhead (south) 4 miles  
A3 access at Milford (north) 7 miles  
Guildford 14 miles

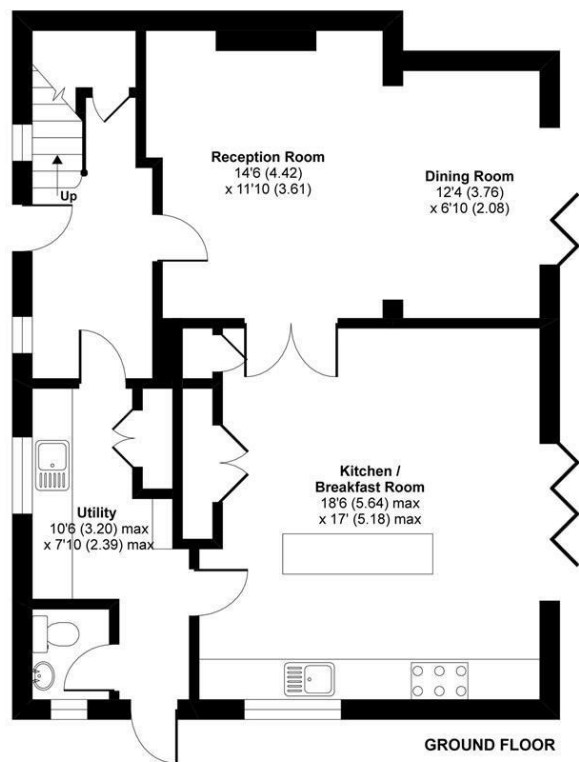
All distances approximate



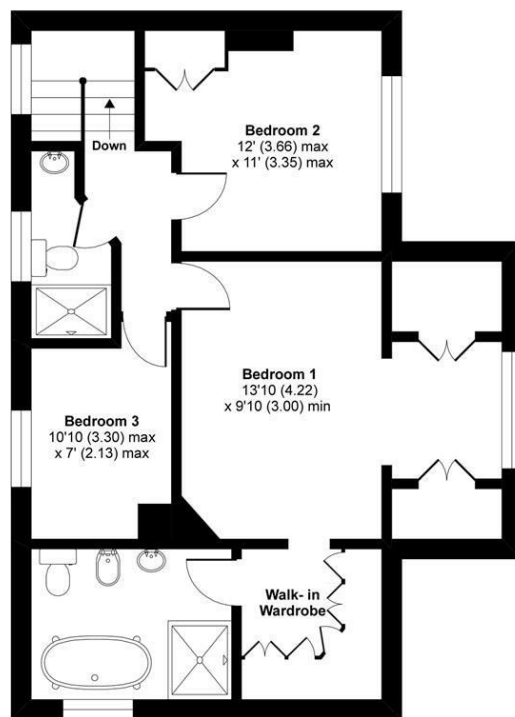
## Church Green, Haslemere, GU27

Approximate Area = 1495 sq ft / 138.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Clarke Gammon Wellers. REF: 636827

### LOCAL AUTHORITY

Waverley Borough Council

### COUNCIL TAX

Band D

### SERVICES

All main services, gas underfloor heating to sitting room and kitchen / dining / family room. Electric underfloor heating to the en-suite.

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         | 68        |
| (39-54) <b>E</b>                            | 53                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### CG HASLEMERE OFFICE

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### DIRECTIONS

From our office in Haslemere High Street proceed north turning left at the crossroads into Church Lane. Continue over the railway bridge bearing left at the green and the property 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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LIPHOOK OFFICE  
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