



Sun Brow, Haslemere, Surrey
Asking Price £450,000 Freehold

CLARKE  GAMMON
1919

20 SUN BROW
HASLEMERE SURREY GU27 2QP

Asking Price £450,000

3 bedrooms.

Space to side & rear for extension.

Hand built kitchen/breakfast room.

Off street parking for 3 cars.

Downstairs cloakroom.

Handy for schools & railway station.

Good sized gardens.

Gas CH & Double Glazing.

Re-decorated recently.

West facing rear gardens.



An established 3 bedroom semi detached house, conveniently located for schools and commuters and with the significant added benefit of off road parking for 3 vehicles.

THE PROPERTY

Set in an elevated position and under a mile from Haslemere railway station, this mature house has a bespoke hand crafted kitchen/breakfast room, a double aspect living room with an open fireplace and a very useful utility space with an adjoining ground floor cloakroom whilst upstairs, are 3 generously sized bedrooms and a bathroom. The ability to park off street is a big bonus of the property and additionally, it has a wide and generous plot with space to consider extending, to its side and/or rear (stpp).



THE GROUNDS

The garden faces west and is very sunny with some far reaching rooftop views. Another feature of note is a high quality home office/studio with power, insulation and air conditioning. The garden is a good size with a raised full width patio and a lawn with several mature flower beds and borders.

SITUATION

Haslemere offers a comprehensive range of shops including Waitrose, Tesco, M & S Food, Boots, Lloyds Pharmacy, Space NK along with boutiques, restaurants, public houses and coffee bars including Costa. There are two hotels; The Coppa Club 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. The area is renowned for its excellent schools, both state and private. The mainline 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.

Haslemere Station 0.9 miles.

A3 Access 3.2 miles.

Guildford 15 miles.

London Waterloo 55 minutes by fast train.

Floorplan 1



Total floor area 104.0 sq.m. (1,120 sq.ft.) approx

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

27th August 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(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 the High Street, turn right at the clock tower then follow the road through the town and past the railway station, turning left onto Kings Road. Follow until the end, turning left at the end onto Sturt Road and then turn immediately left onto Sun Brow, follow this road and No 20 will be found towards the end on the left.

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
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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AUCTION ROOMS
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