

3N Cedar Lodge, Lythe Hill Park | £535,000

Haslemere | Surrey | GU27 3TD

wpr



3N Cedar Lodge, Lythe Hill Park Haslemere, Surrey, GU27 3TD

£535,000 Share of freehold

- Haslemere town centre 0.9 miles
- Haslemere mainline train station 1.3 miles
- A3 5.0 miles
- Guildford 15.7 miles
- M25 23.3 miles

Superb apartment with fabulous views in a wonderful location.

- Beautifully presented with far reaching views
- Three bedrooms, 2 bathrooms
- Triple aspect living room with doors onto balcony
- Modern open-plan kitchen
- Lift access
- Double garage
- Set in 40 acres with recreational facilities, including indoor pool & tennis court

DESCRIPTION: Set in a sought after location with stunning far reaching views over Surrey and Sussex on the edge of Haslemere, a beautifully presented apartment with spacious and adaptable accommodation. The accommodation comprises 3 bedrooms, 2 doubles and a single, with a modern ensuite bathroom and shower room. The sitting/dining room is triple aspect, with a built-in gas log effect fire and where you first fully start to appreciate the breathtaking views. The well equipped modern kitchen has an extensive range of units and integrated appliances and is open-plan to the living space. The balcony provides an ideal place for alfresco dining or just to enjoy the delightful view. The communal parkland style grounds extend to more than 40 acres with areas of lawn, specimen trees, plants, ponds and recreational facilities, including an indoor swimming pool and tennis court. There is a double garage and visitors parking.



LOCATION: Set against the backdrop of beautiful countryside within park like grounds on the edge of Haslemere. Lythe Hill Park provides some wonderful facilities including an indoor swimming pool, tennis court, squash court and pitch and putt golf. Haslemere provides a comprehensive range of amenities, including a mainline station providing a frequent service to London Waterloo in under the hour. The countryside surrounding Haslemere is well known for its outstanding natural beauty, with opportunities for walking and riding including Blackdown and the Devil's Punch Bowl. The coast is approximately 25 miles to the south, whilst there are a number of local golf courses, together with polo at Cowdray Park and racing at Goodwood.

DIRECTIONS: From Haslemere High Street proceed in an easterly direction along Petworth Road (B2131) for approximately 1/3 mile, turning right into Haste Hill. Turn immediately left, follow the road to the top of the hill, continuing straight across at the staggered crossroads into Lythe Hill Park driveway. Visitor parking can be found on the left hand side. Cedar Lodge is the last building on the right.

COUNCIL TAX: WBC Tax Band G

SERVICES: Mains gas and electric. Private drainage. Maintenance charge - £5772 per annum
Lease - 999 years from 2003 (Share of Freehold)



3N Cedar Lodge, LHP

Approximate Gross Internal Area = 105.60 sq m / 1136.66 sq ft
 Garage = 28.21 sq m / 303.64 sq ft
 Total = 133.81 sq m / 1440.3 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID809933)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		81	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright. W1110