

25 Petworth Road | £400,000

Haslemere | Surrey | GU27 2JB

warren
powell-richards



25 Petworth Road

Haslemere, Surrey, GU27 2JB

£400,000 Freehold

- Haslemere town centre 300 yards
- Haslemere mainline train station 0.5 miles
- Guildford 16 miles
- A3 3.4 miles
- M25 24 miles

Charmingly presented Georgian Grade II listed home with garden and permit parking.

- Beautifully presented & decorated
- Stunning open plan kitchen/dining room
- Sitting room with wood burner
- 2 bedrooms
- Bright bathroom
- Utility room
- Gas heating
- South west facing garden
- Walk to local shops, schools and main line station

DESCRIPTION: A charming Grade II listed home. Beautifully appointed and thoughtfully lived in, it retains the character of the period (including sash and lattice work windows) yet combines with the practicalities of modern day living. The sitting room is a bright room fitted with a wood burner. It opens into the kitchen/dining room which has a roof lantern to maximise the light. Doors from the kitchen/dining room provide access to the terrace and garden, for indoor/outdoor living during the warmer months. The bathroom is on the ground floor and is fitted with a white suite. Immediately adjoining the rear of the house is a fully insulated utility room. On the first floor there are 2 bedrooms. Outside, there is a paved terrace (perfect for relaxing summer evenings) which opens onto a lawn,



enclosed by a well maintained hedge incorporating Camellias, and timber panel fencing. A gate to the rear provides access to a right of way to gain access to the side of the terrace.

LOCATION

Set within short walking distance of an excellent range of local amenities such as Waitrose, a number of boutique shops and coffee houses and Swan Barn (owned by the National Trust). Haslemere station is a 10 minute walk away and provides a frequent service to London Waterloo (51 minutes). The A3 trunk road can be accessed at Hindhead. The M25 is around a 25 minute drive away. There are numerous sporting and recreational facilities in and surrounding Haslemere including a number of golf courses, polo at Cowdray and racing at Goodwood. This home is set with the Surrey Hills Area of Outstanding Natural Beauty, and the South Coast is around 25 miles away.

DIRECTIONS

From our office head in a southerly direction, turning left onto the Petworth Road whereupon the property will be found on the right just before Museum Hill.

COUNCIL TAX: Waverley Borough Council Tax Band D

SERVICES: All mains services



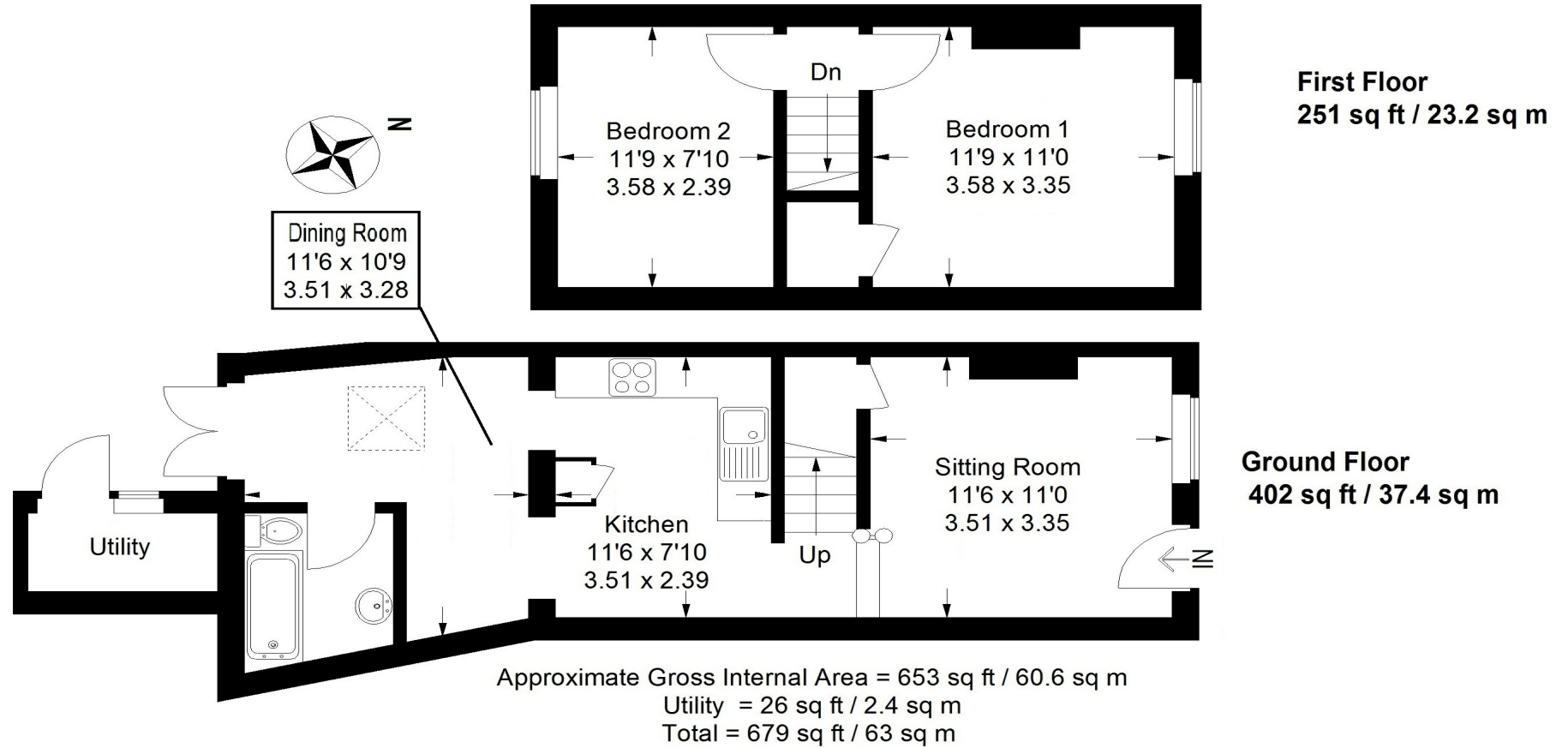


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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

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