

Oakhurst, 7 Church Road

£950,000

Haslemere | Surrey | GU27 1BJ

warren
powell-richards



Oakhurst, 7 Church Road, Haslemere, Surrey, GU27 1BJ

£950,000 Freehold

- Haslemere town centre 0.4 miles
- Haslemere mainline train station 0.4 miles
- Guildford 13.2 miles
- A3 3.3 miles
- M25 22 miles

Tucked away in a quiet and private location within a short walk of the town centre and station.

- Detached Bungalow, beautifully presented
- Set in a plot extending to just over .25 acre
- Wonderful open plan fitted kitchen/family room
- Spacious Sitting Room
- Master Bedroom with dressing area and Shower room
- 2 Further double bedrooms/ Study or bedroom 4
- Gas central heating and solar panels for electricity
- Extensive parking
- Walk of the Town centre and Main Line Station

DESCRIPTION - Situated in a wonderful central location, tucked away in a quiet position yet within ½ mile of the town centre and the main line station. With accommodation extending to over 2,000 square feet, this beautifully and thoughtfully presented bungalow offers light and bright accommodation taking full advantage of the south facing garden. The current owners have adapted and updated the bungalow whilst keeping and in some cases enhancing the spacious rooms. The property is centred around the heart of the home, the kitchen/family room with its vaulted ceiling. The gardens are a lovely feature of Oakhurst set into 3 distinct areas, from the working garden area to the



more formally designed and planted areas which contain a wide range of flowers and shrubs; the garden behind Oakhurst is tiered with different areas of planting including an alpine and vegetable areas. The gardens are south facing and there is a summer house and a number of sheds.

LOCATION

Haslemere town provides a comprehensive range of amenities including a varied range of shops, cafes and restaurants, schools for all ages (both state and private), and 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, Swan Barn located just off the High Street and the Devil's Punch Bowl.

DIRECTIONS From Haslemere High Street turn into West Street continuing into Bridge Road. Bear right over the railway bridge, immediately left in Church Road and first left whereupon no 7 will be found at the end on the right.

COUNCIL TAX

Waverley Borough Council Tax Band G

SERVICES

Gas heating and mains services. Photo Voltaic System was fitted in 2019



7 Church Road, Haslemere

Approximate Gross Internal Area = 192.0 sq m / 2067 sq ft

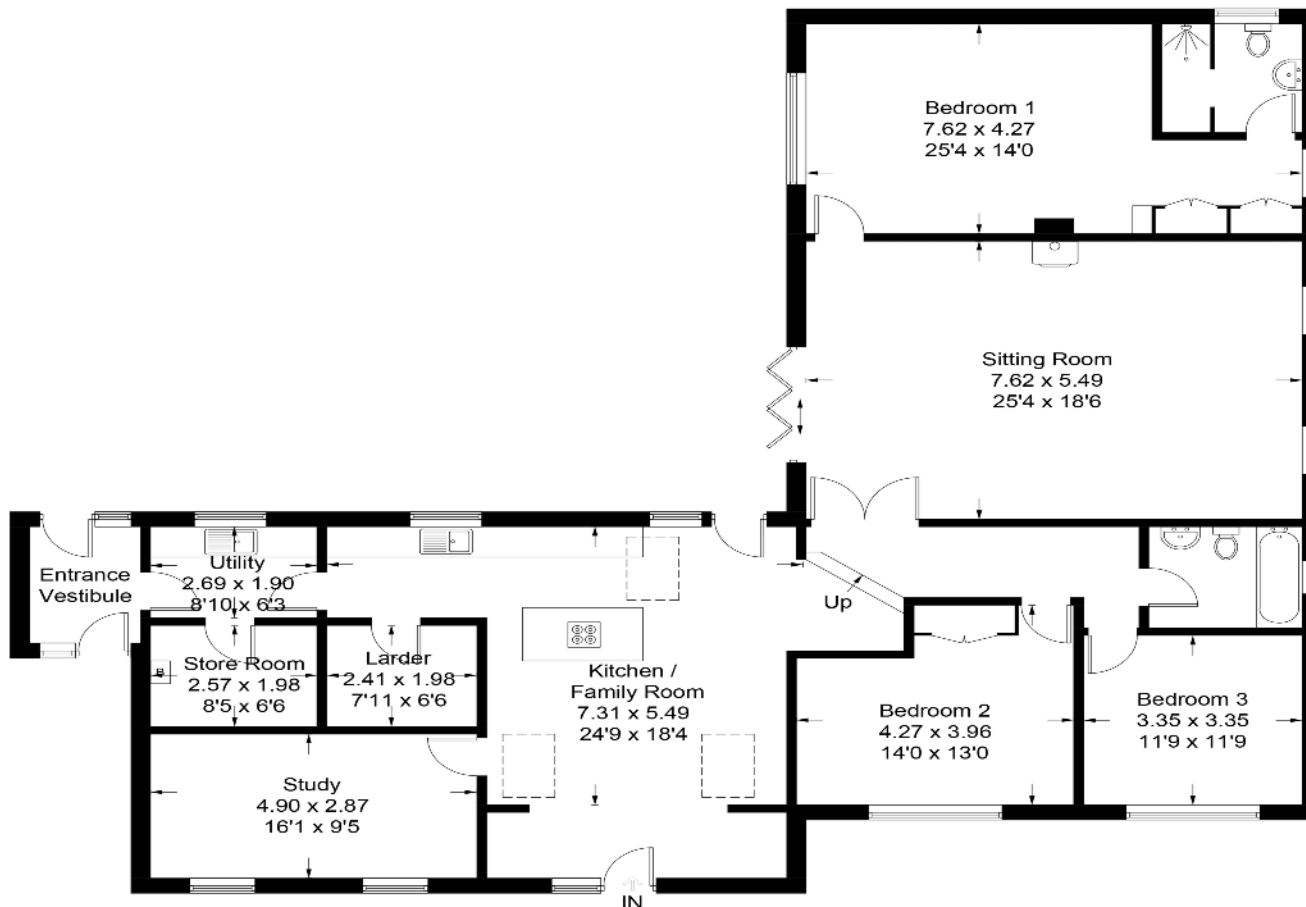


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID636198)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	
EU Directive 2002/91/EC			

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

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