

warren  
powell-richards

# 25 Scotlands Close | £835,000

Haslemere | Surrey | GU27 3AE



25 Scotlands Close,  
Haslemere, Surrey, GU27 3AE

£835,000 Freehold

- Haslemere town centre 0.8 mile
- Haslemere mainline train station 0.8 mile
- A3 3.2 miles
- Guildford 15.6 miles
- M25 24 miles

## Spacious family home, quietly located on the edge of Haslemere

- Under a mile to the station and town centre
- Four double bedrooms
- Two bathrooms
- Three reception rooms
- Kitchen/ breakfast room
- Large reception hall and cloakroom
- Utility room
- Double garage and garden
- Wonderful views

**DESCRIPTION** Set within a quiet residential close under a mile from the town centre and station, a wonderful family home providing spacious accommodation with a light and airy feel and open views. Both internally and externally the property has been thoughtfully maintained. The accommodation offers a great deal of flexibility and space, with all the principle rooms accessed via the reception hall. The sitting room with access to the balcony, dining room and kitchen enjoy a wonderful view over the garden and valley beyond. The 4 bedrooms are divided over the 2 floors with the master bedroom having an ensuite and bedroom 3 has the benefit of a shower.



To the rear there is a full width patio and the gardens are thoughtfully stocked offering a great deal of privacy. To the front a tarmac driveway provides parking for 2 to 3 cars and leads to the double garage. The front garden is partly laid to lawn with a shaped flowerbed.

**LOCATION** Haslemere provides a comprehensive range of amenities including shopping facilities with boutique and High Street names including Waitrose and Boots, a mainline station providing a frequent service to London Waterloo in under the hour and schools for all age groups. The town centre, Blackdown and Swan Barn National Trust owned land (adjacent to the High Street) are within walking distance. Haslemere is surrounded by some wonderful countryside much owned or managed by the National Trust, providing opportunities for walking and riding including Marley Common 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.

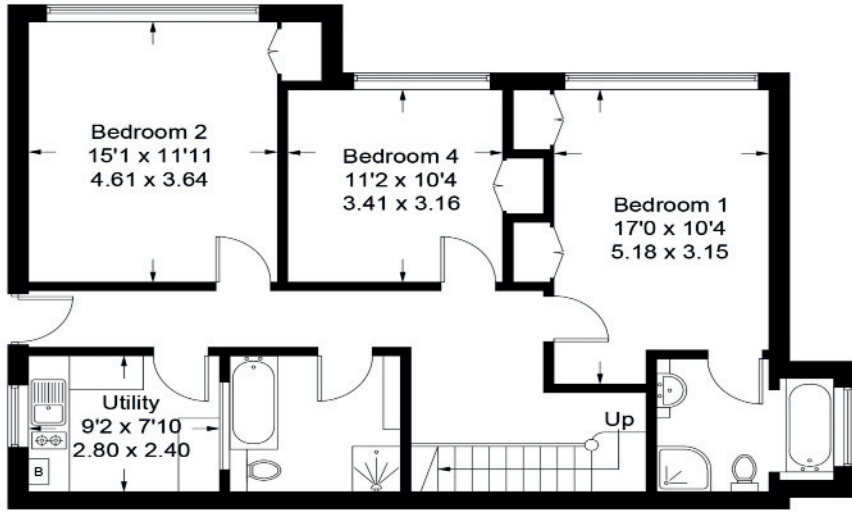
**DIRECTIONS** From Haslemere continue out on the A286 (Shepherds Hill) for approximately ½ a mile and bear left into Scotland Lane and take the 2nd right into Scotlands Close whereupon 25 will be found on the right towards the end of the close.

**COUNCIL TAX** WBC Tax Band G

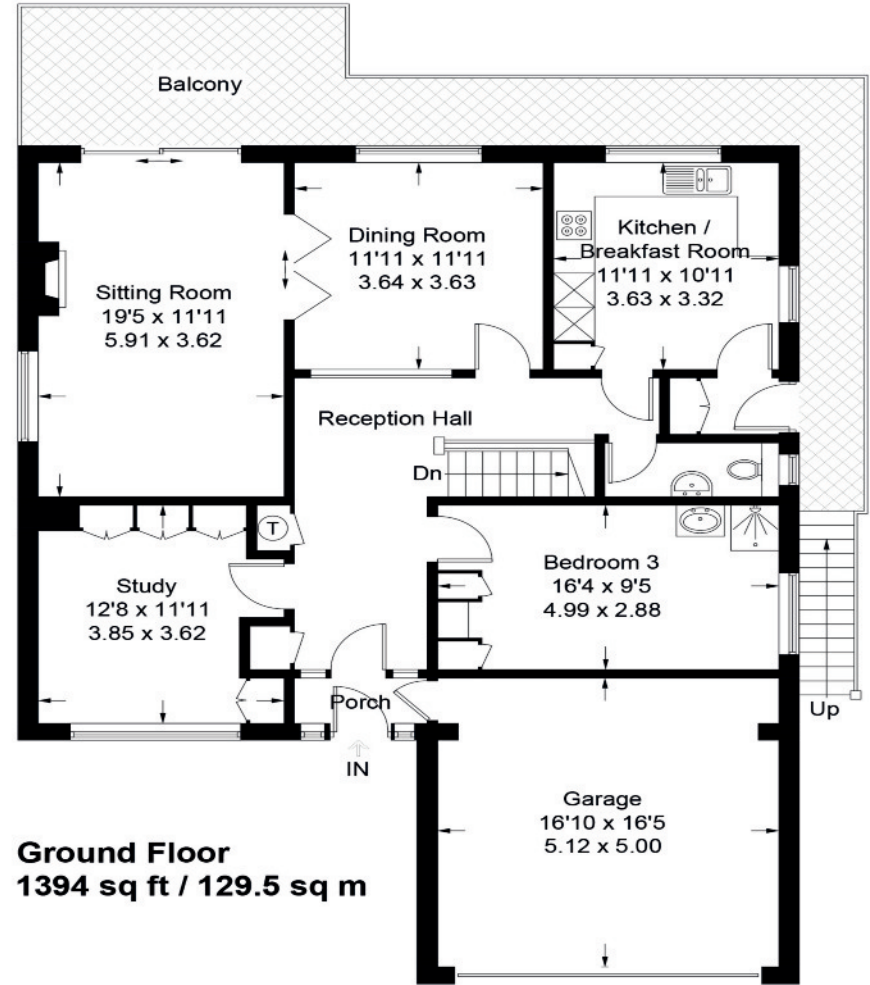
(Correct at time of publication and is subject to change following a council revaluation after a sale)

**SERVICES** Gas heating and mains services





**Lower Ground Floor**  
904 sq ft / 84.0 sq m



**Ground Floor**  
1394 sq ft / 129.5 sq m

Approximate Gross Internal Area = 2298 sq ft / 213.5 sq m  
(Including Garage)

Illustration for identification purposes only, measurements are approximate,  
not to scale. FloorplansUsketch.com © 2017 (ID358844)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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