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The Good Intent | £950,000

Haslemere | Surrey | GU27 2NY



The Good Intent , 35 Lower Street Haslemere, Surrey, GU27 2NY

£950,000 Freehold

- Haslemere town centre 300 yards
- Haslemere mainline train station 0.4 miles
- Guildford 16 miles
- A3 3.4 miles
- M25 24 miles

Charming period home with bright and spacious family accommodation.

- No Onward Chain - centrally located
- Charming period home with bright and spacious accommodation and enclosed garden
- 4 Double bedrooms, 2 bathrooms
- 2 /3 reception rooms

DESCRIPTION:

A beautifully presented and charming period home located in the town centre, walking distance of all that Haslemere has to offer. The property is being offered for sale for the first time in 20 years providing bright and spacious accommodation having been thoughtfully renovated yet retaining many period features of this former local inn.

The front door opens into a large reception hall with feature fireplace and leads off to the kitchen/breakfast room with aga and the impressive sitting/dining room a perfect family and entertaining space with inglenook fireplace and cellar. Double doors open into the courtyard which provides access to the south facing garden. A further door opens into an inner hall providing access to the family room / bedroom 5 plus a shower room and a utility area. Upstairs the spacious landing opens into a study area perfect for working at home, 4 double bedrooms and a family bathroom.



From the courtyard which is accessed from the kitchen, sitting/dining room or the family room steps lead up into the garden. The garden has been thoughtfully planted, predominately level with areas of lawn and flower and shrub beds. There are 2 patio areas ideal for entertaining and provide a peaceful space to enjoy the garden.

LOCATION Set within short walking distance of an excellent range of local amenities including Waitrose, a number of boutique shops and coffee houses and Swan Barn (owned by the National Trust). Haslemere station is a 4 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 and the South Coast is around 25 miles away.

DIRECTIONS From Haslemere High Street proceed west into Lower Street. Whereupon The Good Intent will be found on the left after 300 yards.

Local Residents Permit Parking 2 permits available

COUNCIL TAX Waverley Borough Council Tax Band F

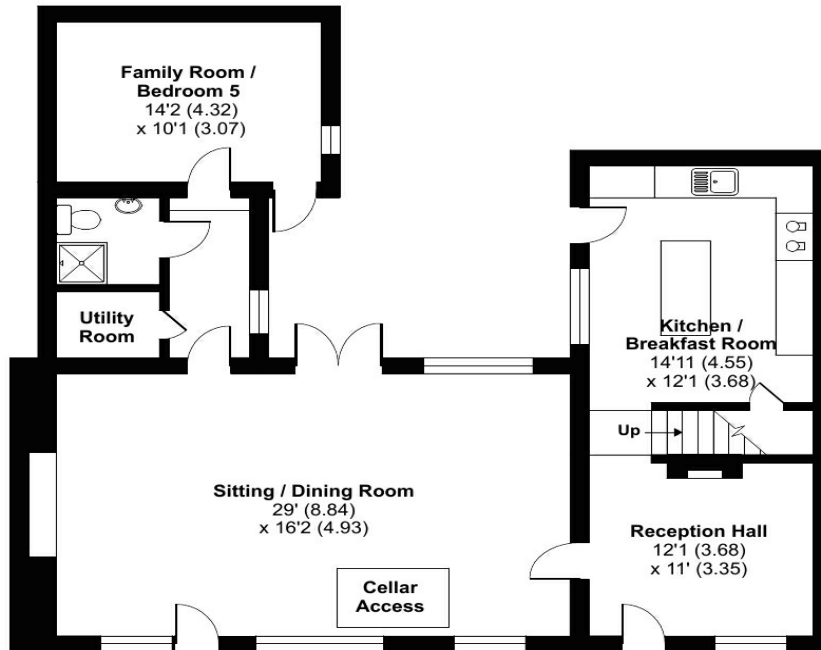
SERVICES All mains services



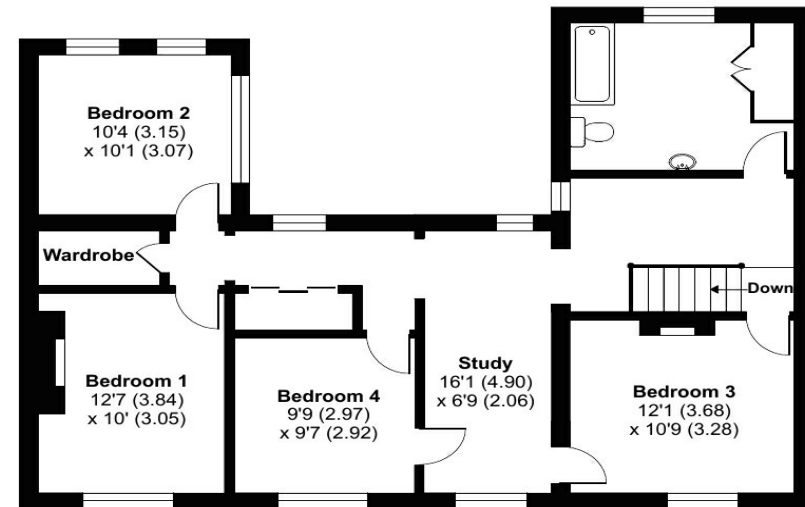
Lower Street, Haslemere, GU27

Approximate Area = 2050 sq ft / 190.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Warren Powell-Richards. REF: 1016057

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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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