

warren
powell-richards

Woodlands, Haste Hill | £1,100,000

Haslemere | Surrey | GU27 2NW



Woodlands, Haste Hill,
Haslemere, Surrey, GU27 2NW

£1,100,000 Freehold

- Haslemere town centre 0.4mile
- Haslemere mainline train station 0.9 mile
- A3 5.4 miles
- Guildford 15 miles
- M25 24 miles

A wonderfully located,
spacious detached bungalow
in a private setting.

- Fabulous location on the edge of the town and Blackdown (NT)
- Detached bungalow set in a secluded plot
- 4 Bedrooms
- Sitting Room, Dining Room Study & Family room
- Kitchen-breakfast room with larder
- 3 Bathrooms
- Attached double garage and additional parking
- Private garden
- No Onward Chain

DESCRIPTION A wonderfully located, spacious detached bungalow in a private setting, perfectly positioned on the edge of Haslemere for everything that the area has to offer. The bungalow was originally built in the 1930's and has been extended to provide adaptable accommodation including an annexe with separate entrance. The current owners have enjoyed living here for just under 20 years and have opened the accommodation up although it would prove very easy to create the annexe again if required. Woodlands is presented in very good order with light and bright rooms enjoying outlooks over the garden. The garden is



predominately laid to lawn over 2 levels with a large terrace and patio enclosed by mature hedging and fencing. To the front the property is approached via a 5 bar gate opening over a graveled driveway and leading to a double garage with an inspection pit.

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 and Blackdown National Trust are within a short walking distance. Haslemere is surrounded by some wonderful countryside, much owned or managed by the National Trust. 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 proceed out on the Petworth Road for approximately 1/3rd of a mile and bear right into Haste Hill whereupon Woodlands will be found approaching the top of the hill on the right.

COUNCIL TAX

Waverley Borough Council Tax Band G

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

SERVICES

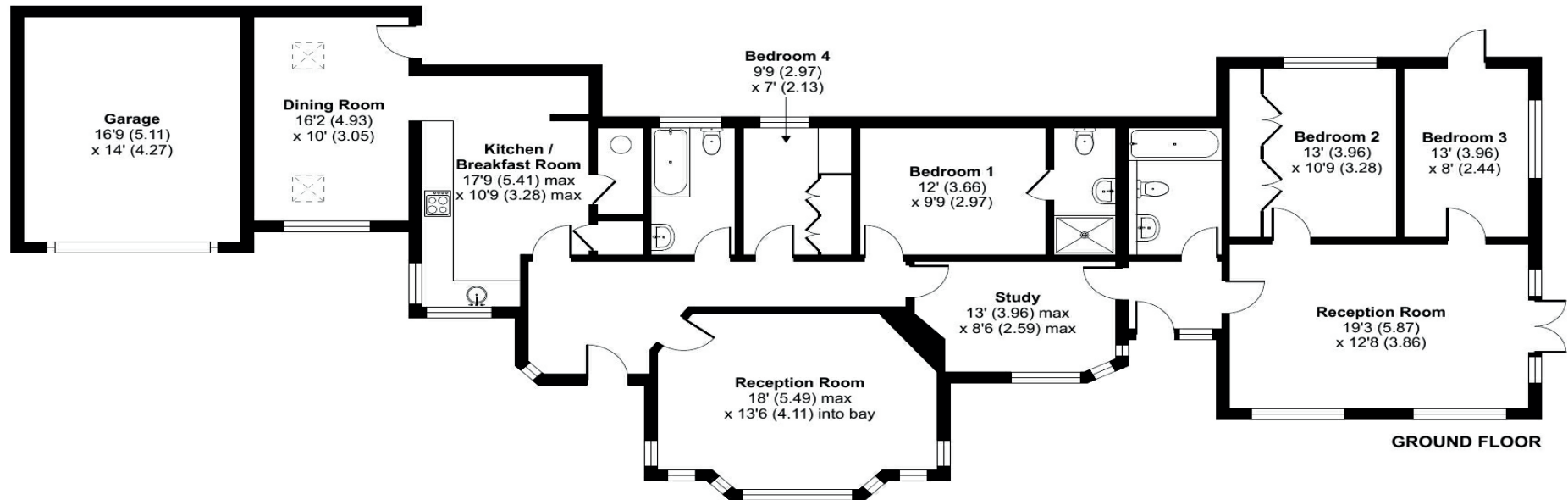
Gas heating and mains services



Haste Hill, Haslemere, GU27

Approximate Area = 2019 sq ft / 187.6 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2022. Produced for Warren Powell-Richards. REF: 803339

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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