

wpr

39 Lowere Street | £650,000

Haslemere | Surrey | GU27 2NY



39 LOWER STREET

Haslemere, Surrey, GU27 2NY

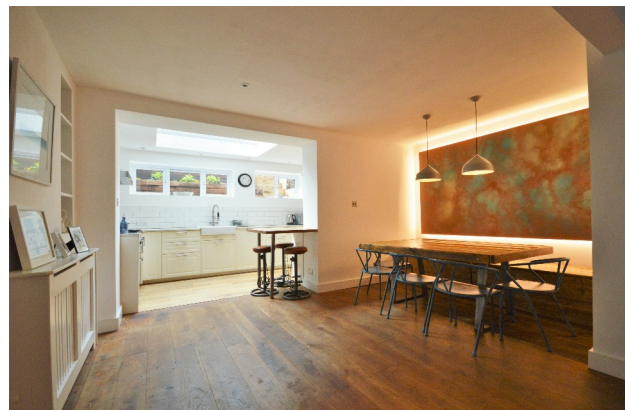
£650,000 Freehold

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

Restored family home, beautifully appointed, minutes from all that Haslemere offers.

- Delightfully presented and decorated period home, thoughtfully restored
- Light and bright accommodation
- Fabulous location, walk of local amenities

DESCRIPTION: Located in the heart of the town perfectly situated for the open countryside, the high street and the main line station. A beautifully and thoughtfully restored and modernised semi detached period home presented to an impressively high specification blending the original charm and character with modern day living. As you approach the property you will instantly be able to see and appreciate the attention to detail that has gone into restoring and making this a wonderful home. The accommodation is both spacious and light, the open plan sitting and dining room creates a fluid space with the benefit of a wood burning stove and an amazing modern back lit decorative mural, opening up into a light kitchen. The kitchen opens by way of a stable door to a sheltered flagstone courtyard and the garden. On the first floor there are 2 double bedrooms and a luxurious wet room with under floor heating. The triple aspect third bedroom is on the 2nd floor and has the benefit of a cloakroom off the landing. To the front, the property offers a high degree of privacy and is approached through a courtyard



with smooth cobble style paving, low voltage lighting leading to the front door. Within the courtyard there is a covered log store, large shed divided into storage area and tool shed plus a compartment for parcels when you are not in. The rear garden is terraced with paved areas ideal for alfresco dining or just relaxing with a drink. The terracing is faced with oak sleepers topped with colourful flower borders and leading to a lawned area.

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 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 39 will be found on the left after 300 yards.

COUNCIL TAX Waverley Borough Council Tax Band D

SERVICES All mains services



39 Lower Street

Approximate Gross Internal Area = 142.6 sq m / 1535 sq ft (Including Store)

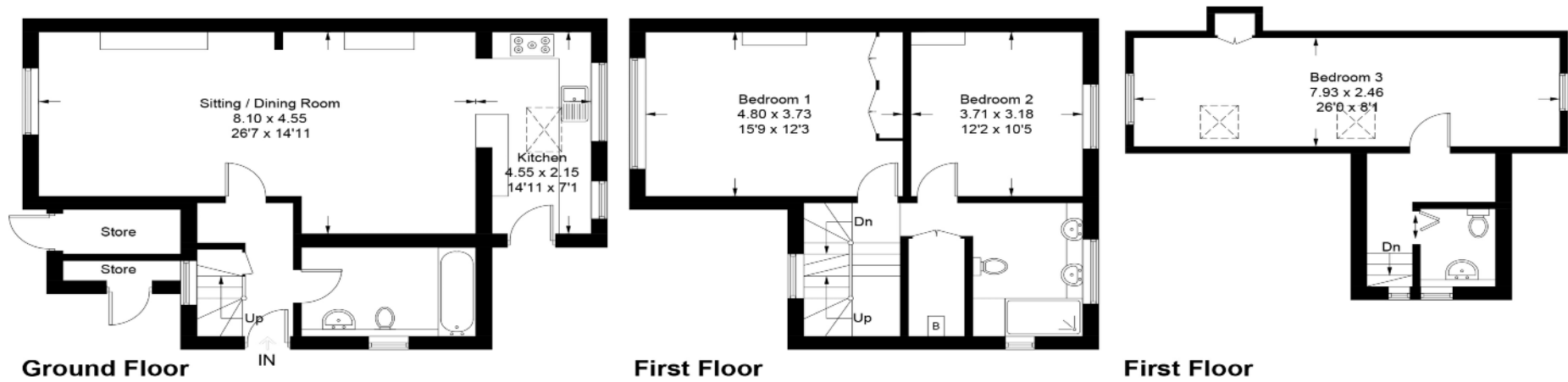


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID962819)

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	

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

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