

Holly Bank, 18 Woodlands Lane | £525,000

Haslemere | Surrey | GU27 1JU

warren
powell-richards



Holly Bank, 18 Woodlands Lane Haslemere, Surrey, GU27 1JU

£525,000 Freehold

- Haslemere mainline train station 0.7 miles
- Guildford 15.9 miles
- A3 2.2 miles
- M25 23.6 miles

Detached chalet with potential for expansion and open views

- Double aspect sitting room with open fireplace
- Dining room
- Kitchen
- Ground floor bathroom with separate shower
- Two double bedrooms
- Gas central heating and double glazing
- Garage and parking
- Close to sought after local schooling

DESCRIPTION

A detached chalet style house set in a quiet private lane, within close proximity of an excellent range of local amenities. The property has great potential for expansion by either an extension to the rear or conversion of the first floor by the addition of dormers.

The gardens are stocked with an excellent array of shrubs and give a good degree of privacy.



LOCATION

The property sits in an elevated position with open views from the first-floor over the valley and woodland. The position is extremely convenient for families, being within a walk of excellent local schools, Haslemere Station and local shops. Haslemere town provides a comprehensive range of amenities including shopping facilities, schools for all ages (both in the private and state sectors), and a mainline station providing a frequent service to London Waterloo in under the hour. In addition, the countryside surrounding Haslemere is well known for its outstanding natural beauty, providing opportunities for walking and riding including Blackdown and the Devil's Punch Bowl.

DIRECTIONS

From Haslemere High Street take Lower Street and follow the road past the station into Wey Hill. After the shops turn right at the traffic light into Lion Lane, follow on to the mini roundabout and turn right into The Avenue. Take the first right into Woodlands Lane and the property will be seen on the right.

COUNCIL TAX

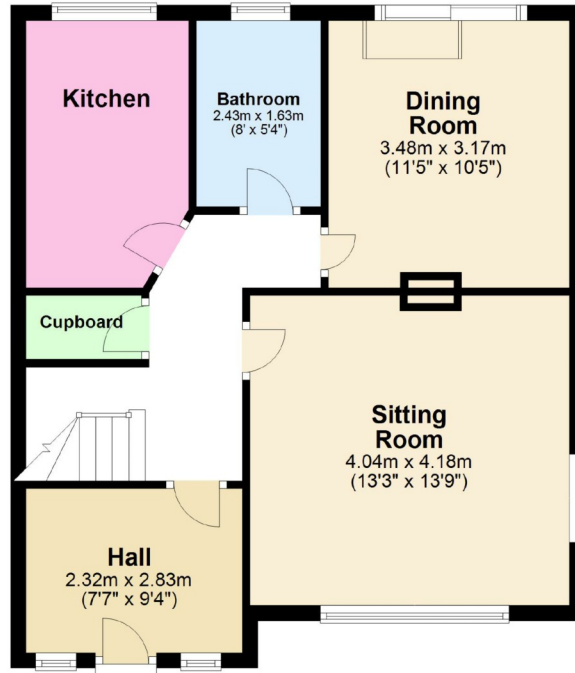
Waverley borough Council Tax Band D

SERVICES Mains services and gas central heating



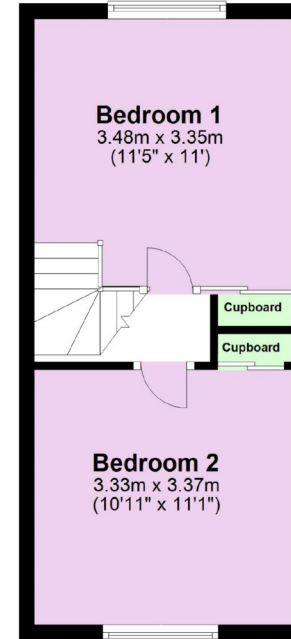
Ground Floor

Approx. 56.5 sq. metres (608.7 sq. feet)



First Floor

Approx. 26.6 sq. metres (285.9 sq. feet)



Total area: approx. 83.1 sq. metres (894.5 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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