

# 1S Oak Lodge, Lythe Hill Park | £515,000

Haslemere | Surrey | GU27 3TF

warren  
powell-richards



## 1S Oak Lodge, Lythe Hill Park Haslemere, Surrey, GU27 3TF

£515,000 Leasehold

- Haslemere town centre 0.9 miles
- Haslemere mainline train station 1.3 miles
- A3 5.0 miles
- Guildford 15.7 miles
- M25 23.3 miles

Set in a great location in stunning grounds a spacious 3 bedroom ground floor apartment with patio.

- Double Aspect south facing Sitting/Dining Room
- Separate kitchen with built in appliances
- Master bedroom, built-in wardrobes and en suite
- 2 Further bedrooms with built in wardrobes
- Family bathroom and cloakroom
- Gas heating
- Double Garage
- Set in 40 acres with recreational facilities including indoor pool & tennis court

**DESCRIPTION** Set in this prestigious development within glorious gardens and grounds of around 40 acres yet close to all the amenities of Haslemere; a beautiful ground floor apartment providing well proportioned accommodation which includes a double aspect south facing sitting/dining room opening onto a patio leading onto the gardens and parkland. The kitchen is separate from the reception room and has built in appliances. There are 3 bedrooms all with built in wardrobes. The master bedroom has the benefit of an en-suite. The grounds are a wonderful feature with stunning views. The apartment also comes with a double garage.



**LOCATION** Set against the backdrop of beautiful countryside within park like grounds on the edge of Haslemere. Within Lythe Hill Park there are some wonderful facilities including an Indoor swimming pool, tennis court, squash court and putt and golf. Haslemere provides a comprehensive range of amenities including a mainline station providing a frequent service to London Waterloo in under the hour. The countryside surrounding Haslemere is well known for its outstanding natural beauty, with opportunities for walking and riding including Blackdown and the Devil's Punch Bowl. The coast is c. 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 High Street proceed in an easterly direction along Petworth Road (B2131) for approximately 1/3 mile, turning right into Haste Hill. Turn immediately left, follow the road to the top of hill continuing straight across at the staggered crossroads into Lythe Hill Park driveway. Visitor parking can be found on the left hand side. Oak Lodge is the first building on the right.

**COUNCIL TAX** WBC Tax Band G

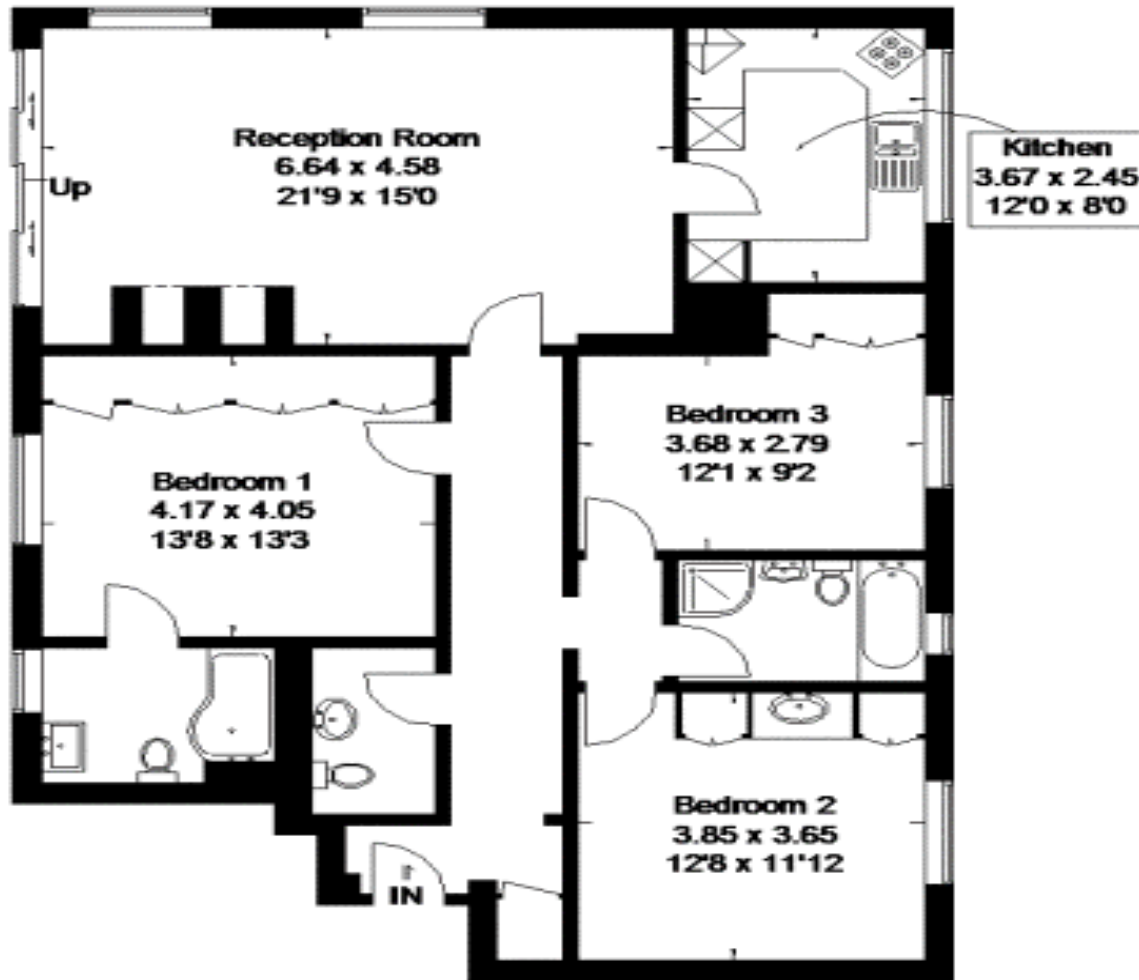
(Correct at time of publication and is subject to change following a council revaluation after a sale)

**SERVICES** Mains gas and electric. Private drainage. Share of freehold.



# Lythe Hill Park, Haslemere

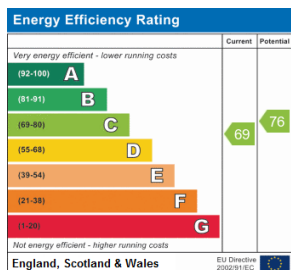
Approximate Gross Internal Area = 115 sq m / 1238 sq ft



**Floorplanz © 2014**  
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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## Ground Floor



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

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