

warren
powell-richards

7 The Wells | £375,000

Lower Street Haslemere | GU27 2PA



7 The Wells, Lower Street

Haslemere, Surrey, GU27 2PA

£375,000 Share of Freehold

- Haslemere town centre 0.2 miles
- Haslemere mainline train station 0.3 miles
- Guildford 15.7 miles
- A3 3.5 miles
- M25 25 miles

Beautifully presented, centrally located apartment with garage.
NO ONWARD CHAIN

- Super character apartment with its own private entrance
- Close to the town centre, open countryside and 5 minutes walk of Haslemere Station
- Flooded with natural light, comprehensively redecorated with refurbished sash windows and new double glazing, shutters and blinds
- 2 double bedrooms, both double aspect and with built in wardrobes plus study/landing and light-filled bathroom.
- Elegant double aspect sitting-dining room with a wood burner
- Refitted kitchen with integrated AEG appliances

DESCRIPTION : A stunning maisonette within a Grade 2 listed building with the main accommodation set over 2 floors. Thoughtfully converted, the apartment benefits from light and airy rooms and combines a wealth of character with modern day living. Flooded with natural light, the apartment has been comprehensively redecorated with refurbished sash windows and new double glazing shutters and blinds plus new stair carpet. The kitchen has been refitted with new units, light granite work surfaces and integrated AEG appliances including fridge/freezer washing machine, and dishwasher. The front door opens into the reception hall with space for coats and shoes and a deep storage cupboard, on the first floor there is a beautifully double aspect sitting/dining room



with exposed beams and a fireplace with inset wood burning stove, the refitted kitchen and a cloakroom with Victorian style high level WC, plus a deep under stairs storage cupboard. On the 2nd floor there are 2 double bedrooms both with double aspects, part vaulted ceilings and built in wardrobes plus a bathroom with a fixed head shower over the bath. The private garage is at the rear of the building.

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 Swan Barn National Trust owned land adjacent to the High Street are within walking distance. Haslemere is surrounded by some wonderful countryside much owned or managed by the National Trust, providing opportunities for walking and riding including Blackdown and the Devil's Punch Bowl. 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 High Street proceed west into Lower Street. Whereupon The Wells will be found on the right after 300 yards.

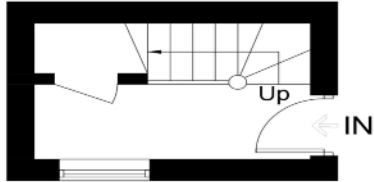
COUNCIL TAX ; WBC Tax Band D

SERVICES: All mains services




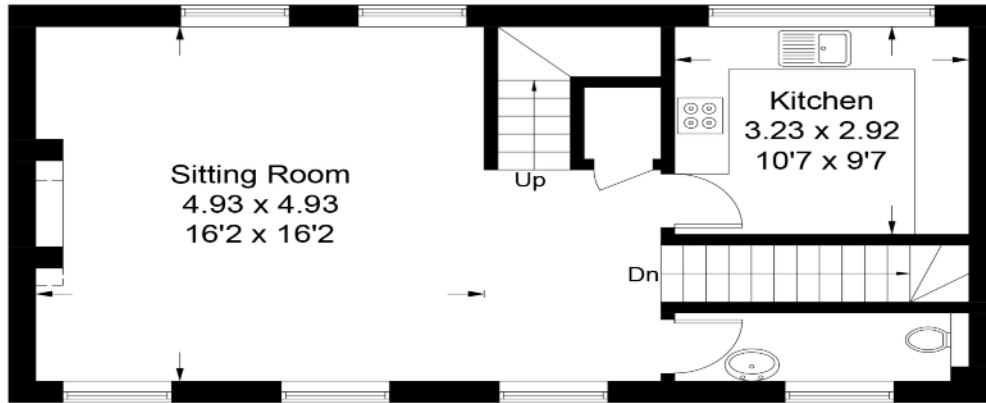
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Approximate Gross Internal Area = 107.9 sq m / 1161 sq ft

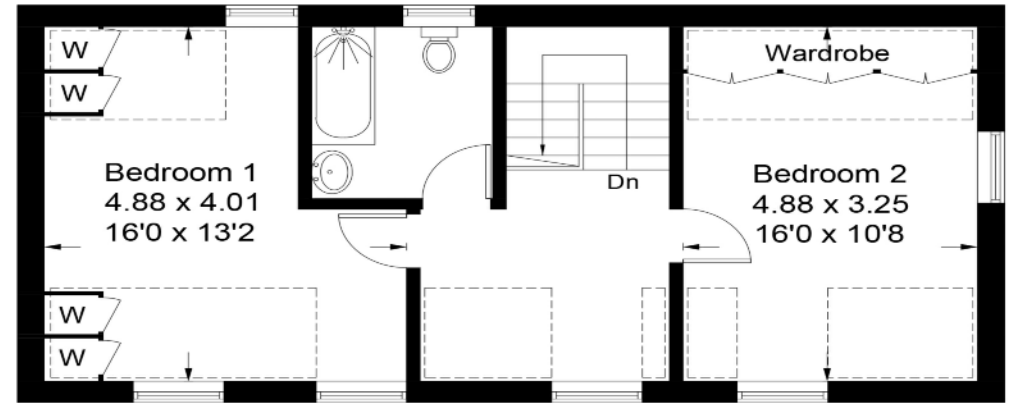


Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID659395)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	57
(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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