

wpr

1A Moorfield

£695,000

Camelsdale | Haslemere | GU27 3SH



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Camelsdale, Haslemere GU27 3SH

£695,000 Freehold

- Haslemere town centre 1.8 miles
- Haslemere mainline train station 0.9 miles
- A3 2.2 miles
- Guildford 16.0 miles
- M25 24.5 miles

Beautifully presented family home quietly yet conveniently located .

- Detached family home
- Beautifully presented and quietly located
- 3 Generous bedrooms, refitted family bathroom
- Bespoke Kitchen
- 3 reception rooms
- Sunny garden
- Walk of all local amenities

DESCRIPTION Situated in a perfect location within a short walk of the excellent local school, Marley Common and the local shop; a detached family home thoughtfully and carefully updated, beautifully presented set in a southerly facing garden. The accommodation comprises, across the back of the house overlooking the garden the sitting/dining with doors opening onto the patio, a beautifully refitted bespoke kitchen with doors opening onto a sheltered patio, a study ideal for those working from home, a family/games room and a cloakroom completes the ground floor. On the first floor there are 3 double bedrooms with a wonderfully refitted bathroom complete with standalone bath and a walk in shower. Outside to the front there is off street parking with an EV charge point and a gate providing access to the rear garden. The garden is primarily laid to lawn bordered by flower and shrub beds with adjoining



secluded seating area idea for alfresco dining.

LOCATION Situated in centre of the village within a short walk of the Marley Common, the local shop and the excellent primary school, yet occupying a peaceful and established position on the edge of Haslemere The shops in Weyhill including M&S and Tesco are in easy reach as is Haslemere town centre and the mainline station (just under a mile) with a fast and frequent service to Waterloo in under the hour. Schools for all ages (both state and private) can be found in the immediate area with the high rated Camelsdale Primary School close by. 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, head south onto Lower Street, taking the first left onto Midhurst Road. Continue for just over half a mile, turning right as the road sweeps to the left. Turn right at the 'T' junction and first left into Camelsdale Road whereupon Moorfield road is the 3rd turning on the left.

COUNCIL TAX CDC Tax Band E

SERVICES All main services



Moorfield Road Camelsdale

Approximate Gross Internal Area = 118.2 sq m / 1272 sq ft

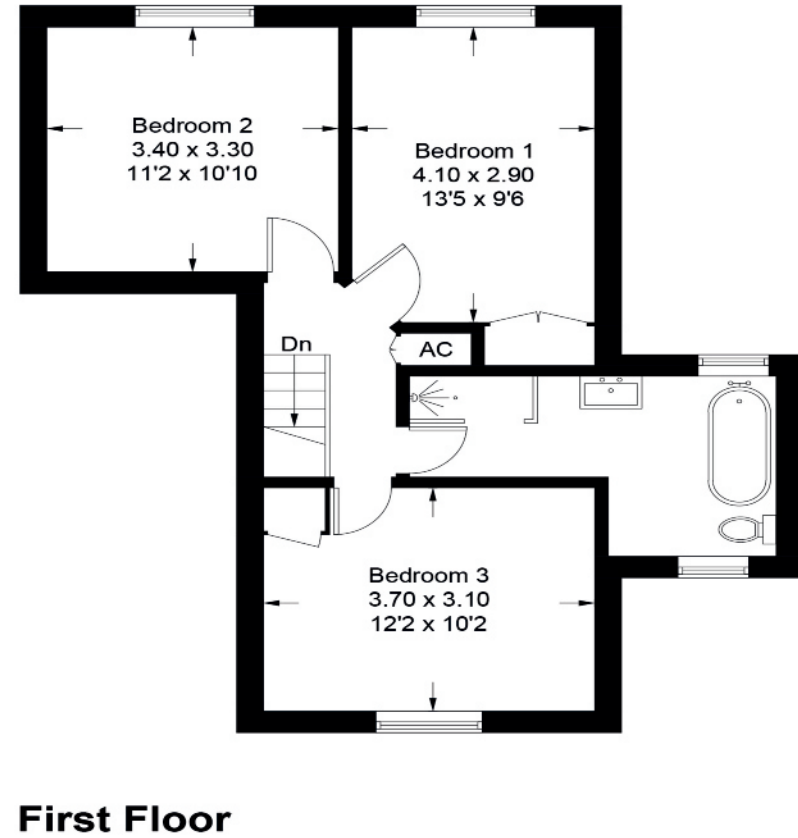
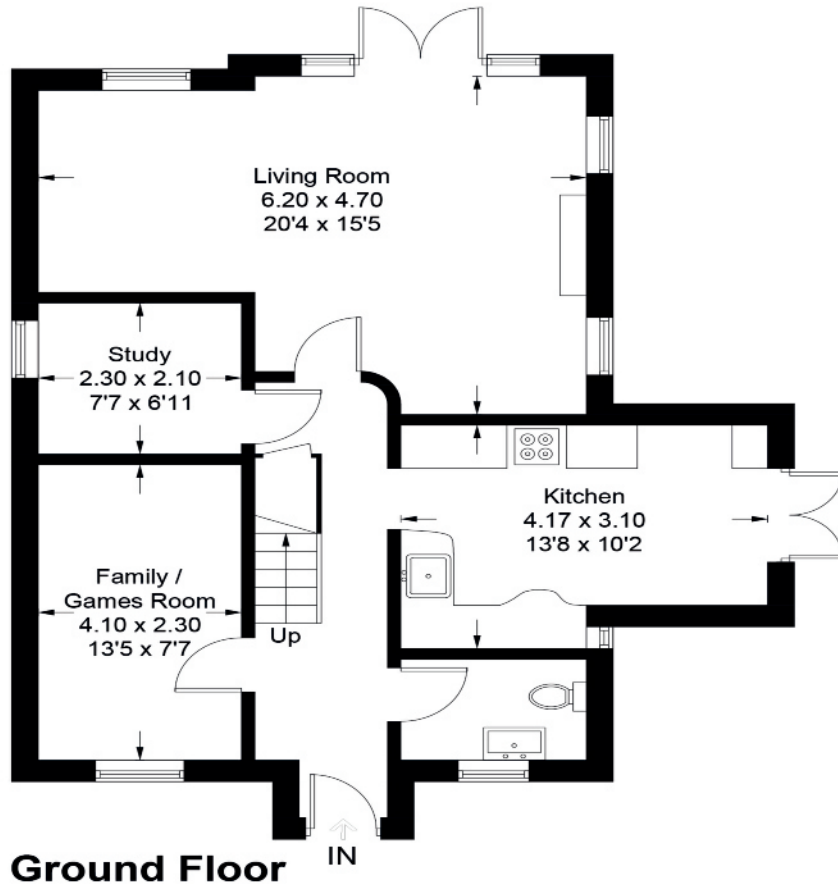


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID973204)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(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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