

warren ■  
powell-richards

# 7 Caxton Court | £525,000

Lower Street | Haslemere | GU27 2NR



## 7 Caxton Court,

Lower Street, Haslemere, Surrey GU27 2NR

£525,000 Freehold

- Haslemere town centre 0.4 miles
- Haslemere mainline train station 0.1 miles
- Guildford 15.7 miles
- A3 3.5 miles
- M25 25 miles

Perfectly positioned in a quiet yet conveniently located gated courtyard; a spacious town house.

- 3 Double bedrooms, 3 en-suite shower/bathrooms
- 2 Reception rooms
- Refitted kitchen
- Cloakroom
- Delightful garden & allocated parking
- Spacious Town House, walk of High Street, station and schools

**DESCRIPTION:** A beautifully presented Town House built in 2009, providing spacious accommodation with a good sized garden for the town centre, in a gated courtyard. The accommodation has been thoughtfully designed and then enhanced by the current owners by adding a conservatory directly off the kitchen to provide a dining area that overlooks the lovely enclosed garden. The sitting room and the cloakroom will also be found on the ground floor. The first floor comprises, master bedroom which enjoys a double aspect view over the courtyard, built-in wardrobe and an en-suite shower room; bedroom 3 currently used as a study/ bedroom also enjoys a double aspect and also has an en-suite shower. On the 2nd floor bedroom 2, a good sized double bedroom will be found, providing built-in wardrobes incorporating a deep storage cupboard and an en-suite bathroom. Immediately outside the front door is a blocked paved designated parking area which would accommodate 2 cars.



A gate provides access to the rear garden. Adjoining the conservatory there is a patio which opens onto the lawn, which forms the majority of the garden. There are rose trellis works as well as flower and shrub beds. The garden is enclosed by mature trees and timber panel fencing which provide a great deal of privacy.

**LOCATION:** Ideally located within the heart of Haslemere, the town 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 Caxton Court will be found just after Tanners Lane on the right.

**COUNCIL TAX:** WBC Tax Band D

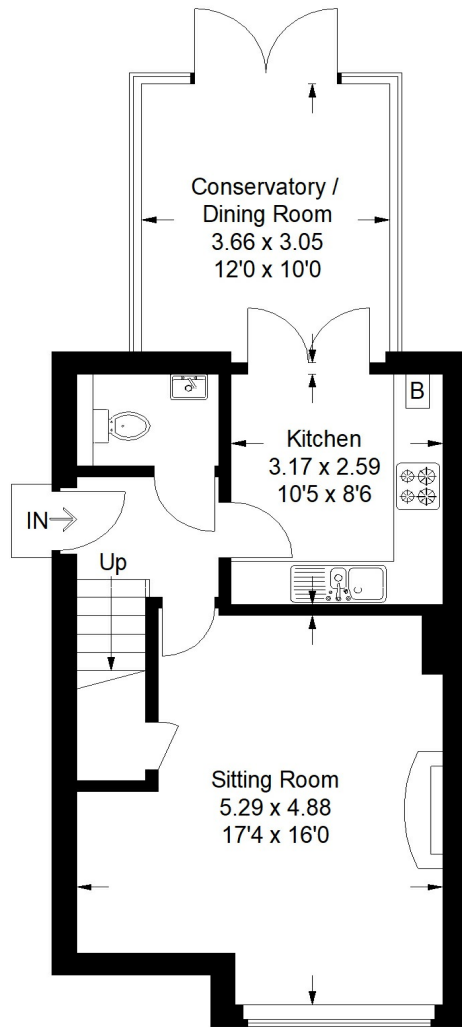
**SERVICES:** All Main Services

**SERVICE CHARGE FOR COMMUNAL AREAS** £600pa

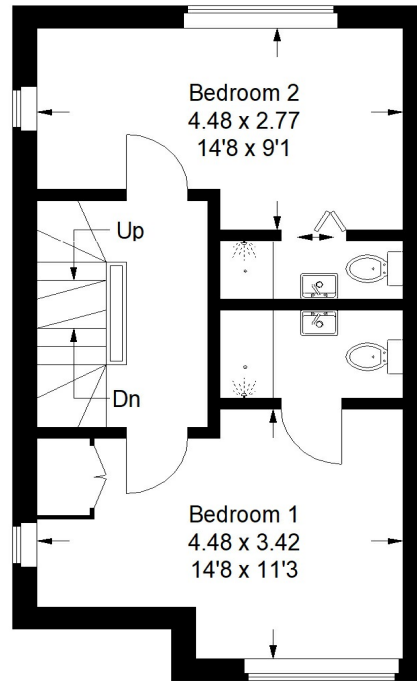


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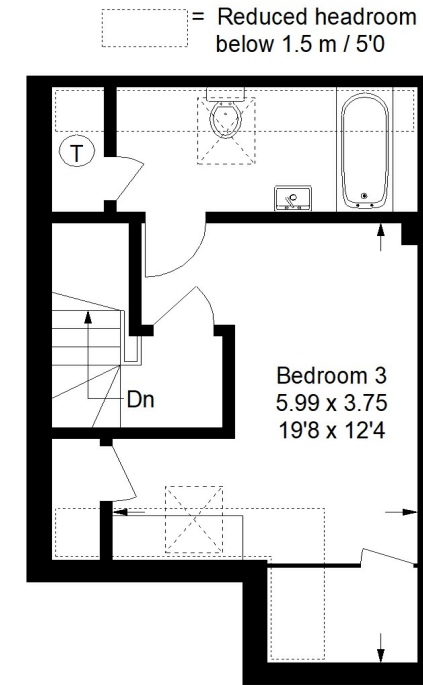
Approximate Gross Internal Area  
 Ground Floor = 49.6 sq m / 534 sq ft  
 First Floor = 37.3 sq m / 401 sq ft  
 Second Floor = 31.6 sq m / 340 sq ft  
 Total = 118.5 sq m / 1275 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

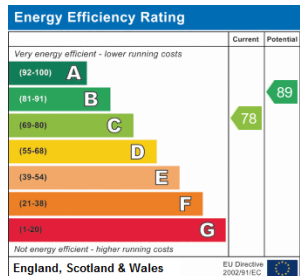


Illustration for identification purposes only, measurements are approximate, not to scale.  
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