

2N Oak Lodge, Lythe Hill Park | £450,000

Haslemere | Surrey | GU27 3TF

warren
powell-richards



2N Oak Lodge, Lythe Hill Park Haslemere, Surrey, GU27 3TF

£450,000 Share of freehold

- 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 2 bedroom first floor apartment with views.

- Triple aspect sitting/dining room with balcony
- Master bedroom, built-in wardrobes and en-suite
- Bedroom 2 with wardrobes
- Family bathroom
- Study/bedroom 3
- Double garage
- Recreational facilities including indoor pool and 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 first floor apartment providing well proportioned accommodation which now now requires updating throughout. The accommodation is accessed either via a lift or stairs and includes a triple aspect sitting/dining room opening onto the balcony with wonderful views over the grounds, a study, kitchen, 2 double bedrooms with 2 bathrooms (1 en-suite) and 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 pitch and putt 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 the 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

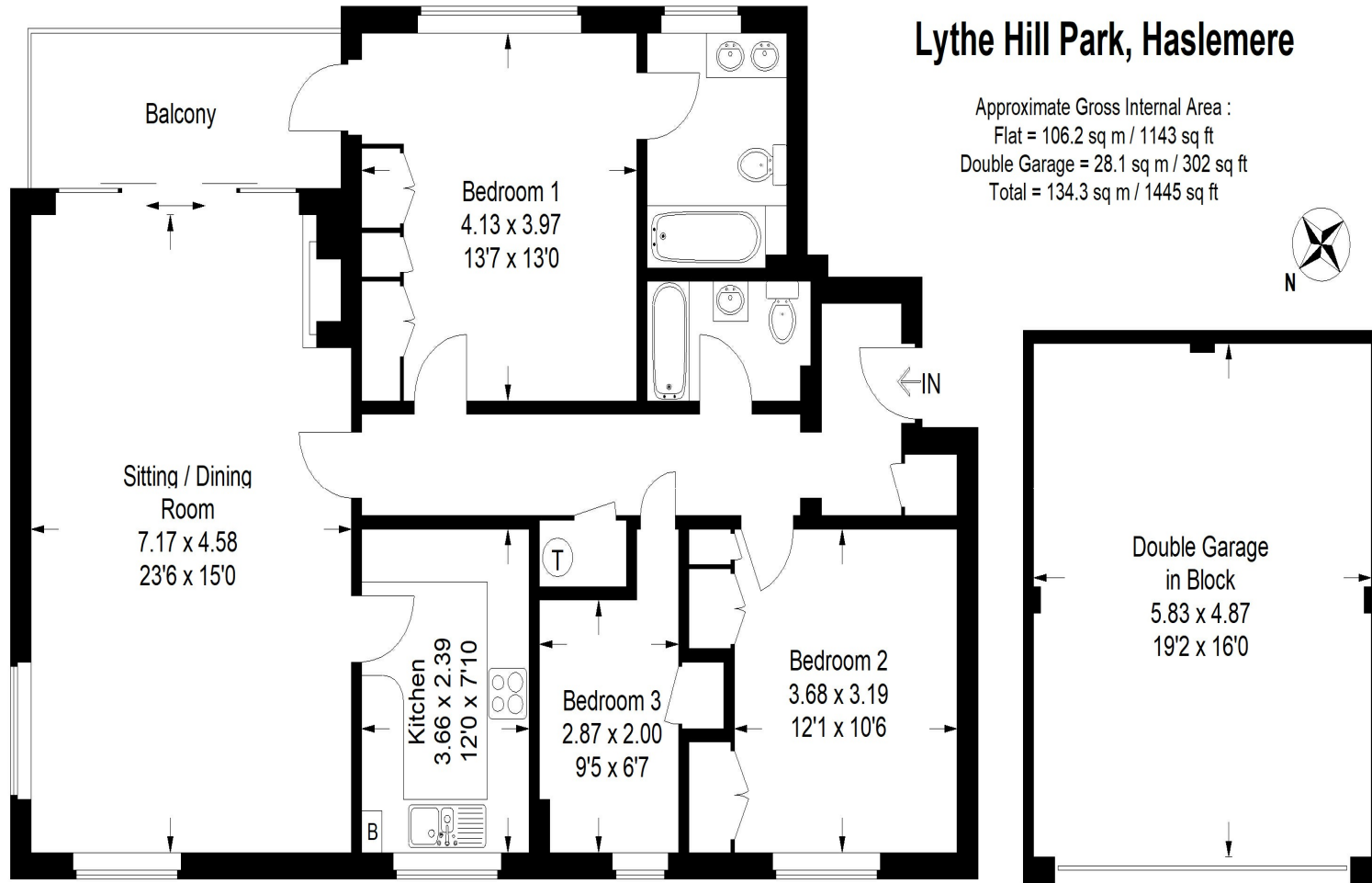
(Correct at time of publication and is subject to change following a council revaluation after a sale)

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



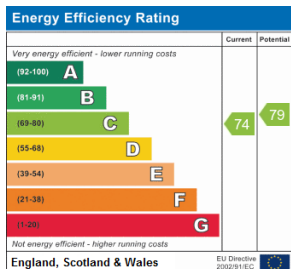
Lythe Hill Park, Haslemere

Approximate Gross Internal Area :
 Flat = 106.2 sq m / 1143 sq ft
 Double Garage = 28.1 sq m / 302 sq ft
 Total = 134.3 sq m / 1445 sq ft



First Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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