

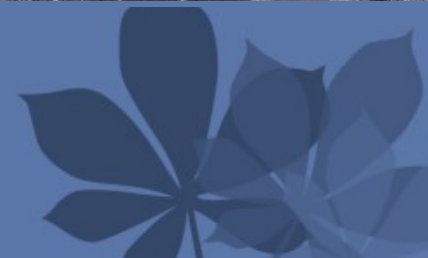


Keats
independent estate agents

Weysprings, Haslemere

Guide Price

£625,000 Freehold



Haslemere

Guide Price **£625,000**

Weysprings, Haslemere, GU27 1DE

A rare opportunity to purchase this very well presented & superbly located two bedroom semi detached bungalow, being the only one of its kind in this sought after residential road. It is situated within a few minutes walk of local amenities, main line station and several well regarded primary schools.

- Sought after location
- Living room
- Newly fitted Bathroom
- Extension potential STPC
- No through road
- Two double bedrooms
- Kitchen
- Landscaped gardens with newly erected garden room/office
- Off street parking
- Close to town and MLS

THE PROPERTY

Weysprings is one of the most highly rated residential roads in Haslemere and No. 6 is the only bungalow within this development, constructed in the Rhodes style. The property has pleasing elevations & of particular note is the fine entrance porch & splayed bay window. It is approached over a path running through the well stocked & delightful front garden. The front door opens into the hallway with engineered oak flooring, which continues into the sitting room. This is a wonderfully bright south facing room with an open fireplace & large bay window overlooking the front garden & tree lined road. The kitchen has a fine range of cabinets with built in oven, gas hob & delightful views over the rear garden. A door leads to an outer lobby & utility area. There are two double bedrooms with built in wardrobes & a lovely refurbished bathroom. There is a substantial loft space suitable for conversion & potential to extend to the rear, subject to building regulations/planning permission.

OUTSIDE

The rear garden is a delightful feature of the property, being superbly landscaped and arranged on three levels with a fine sun terrace with well stocked borders & a superb inset water feature. The rear garden has been professionally landscaped with several raised beds and there is a wonderful garden room/office with double glazed windows and well insulated walls creating an all year round useable building. The garden is a real sun trap being both private and extremely quiet.

HASLEMERE

is situated on the Surrey/Sussex/Hampshire borders. It has excellent road (44 miles via the nearby A3) and rail links (Waterloo approximately 55 minutes) to London and Heathrow and Gatwick Airports (via the A3/M25) are approximately 40 miles away with Portsmouth and the south coast being just over 20 miles distant. The town is protected by the hills of Hindhead, Blackdown and Marley, the majority of which is National Trust owned. Haslemere provides day-to-day shopping facilities (including Waitrose and a Marks & Spencer Food Hall) along with many boutique and specialist shops, a variety of bars, restaurants and coffee houses, the award winning Haslemere Educational Museum, churches of the principal denominations and an excellent range of schooling, both state and private. The Haslemere and The Edge leisure centres offer a wide selection of recreational facilities and golf can be enjoyed nearby at Liphook, Hindhead and Chiddingfold. The Georgian Hotel and Lythe Hill Hotel provide spa facilities in the Town and Champneys Forest Mere and Grayshott Spa are nearby. For more information please go to www.haslemere.com.

LOCAL AUTHORITY : Waverley Borough Council

TAX BAND : D

TENURE : Freehold

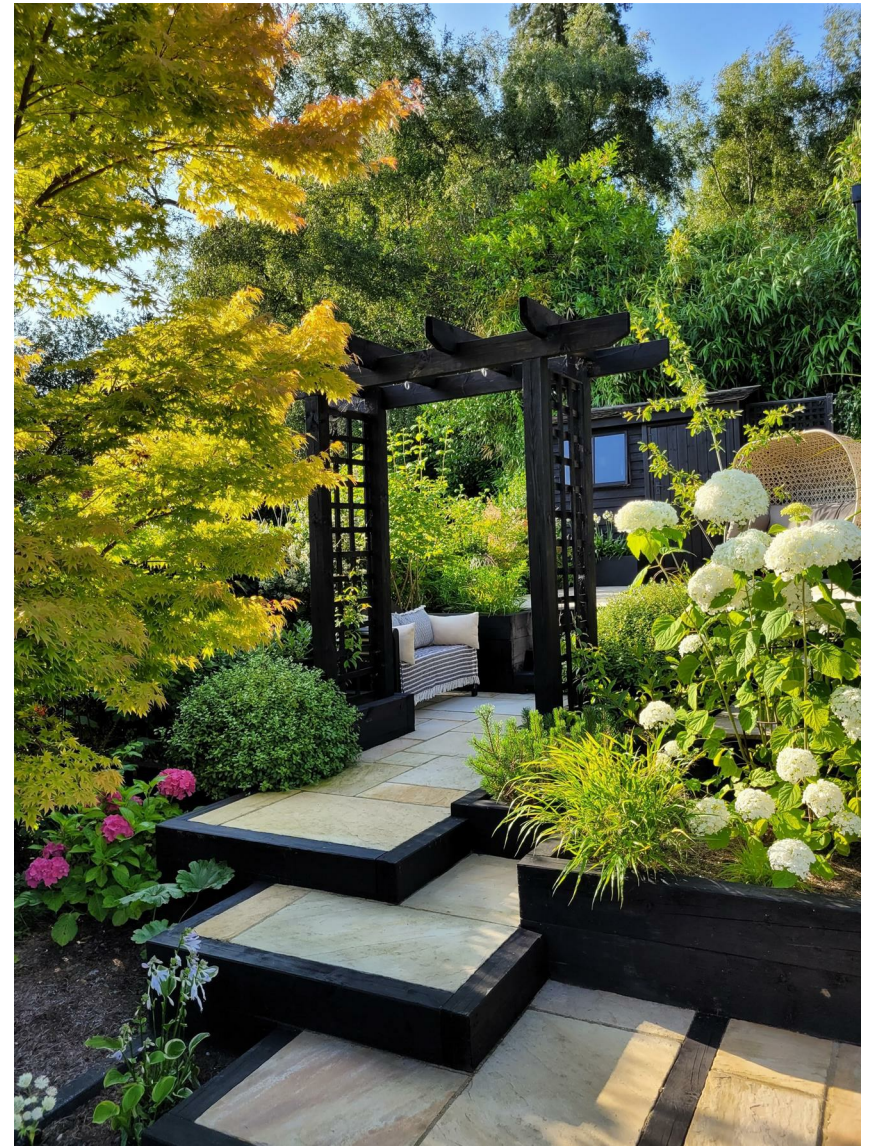
DIRECTIONS

From our office in Haslemere High Street leave the town heading towards Hindhead and proceed forward on to Lower Street. Pass under the railway bridge and on to Weyhill. On reaching St Christophers Green turn right and at the crossroads with the church in front of you turn left onto Farnham Lane then first left into Weysprings.

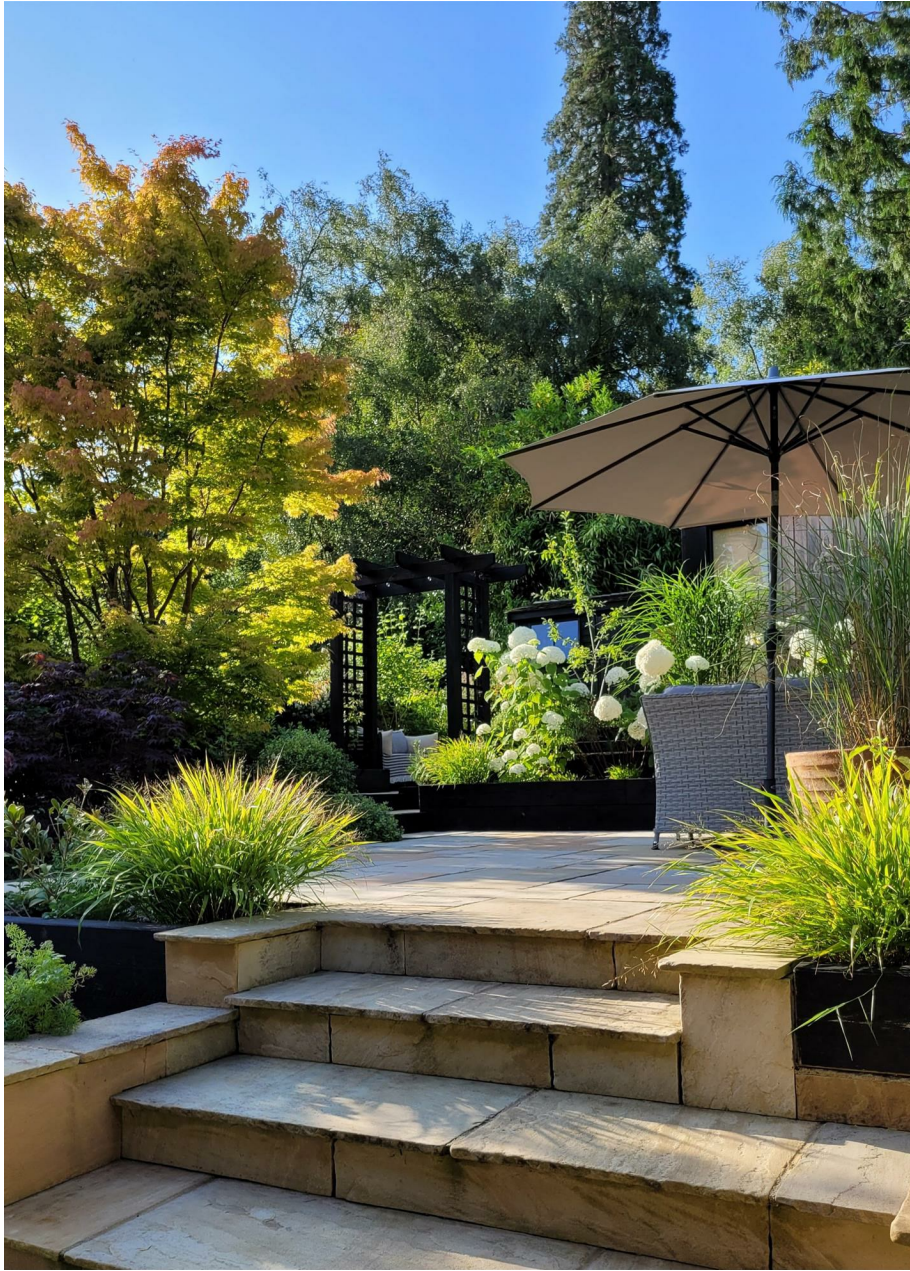
VIEWINGS

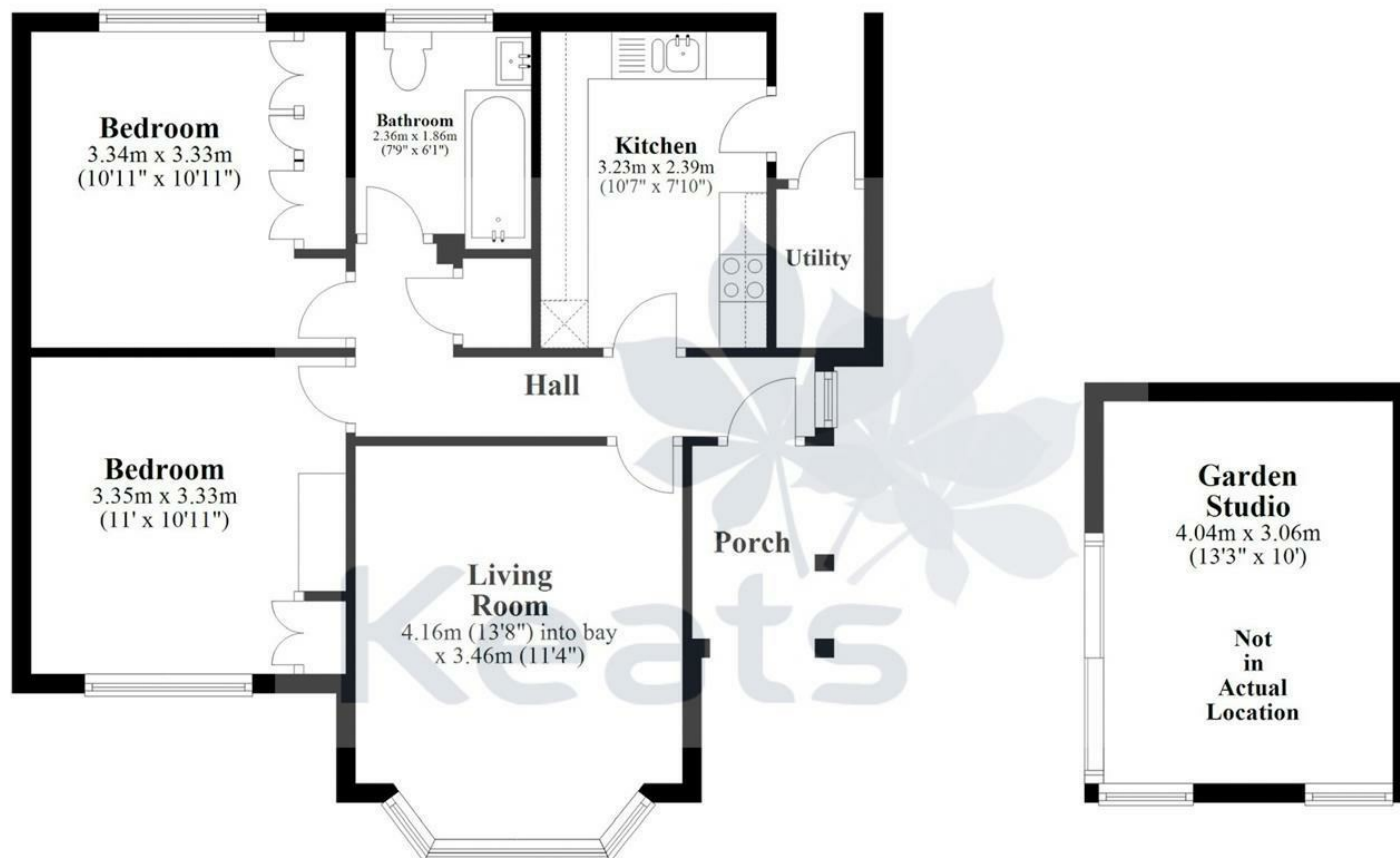
Strictly by confirmed appointment with the Agents

Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm









Main area: Approx. 59.5 sq. metres (641.0 sq. feet)

Plus outbuildings, approx. 12.4 sq. metres (133.1 sq. feet)

Plus porch, approx. 2.3 sq. metres (24.6 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

AGENTS NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC