

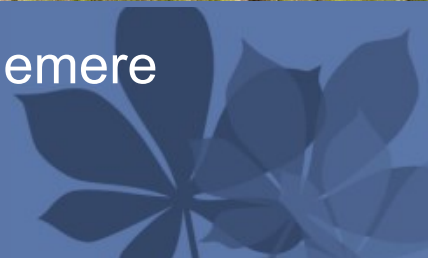


Keats
independent estate agents

Chilcrofts Road, Kingsley Green, Haslemere

Guide Price

£825,000 Freehold



Chilcrofts Road, Kingsley Green, Haslemere

Chilcrofts Road, Haslemere, GU27 3LS

Guide Price **£825,000**

An individual character detached cottage retaining many original features and providing a spacious family home. The sitting room has an open fireplace and the dining room has a large bay window overlooking the south westerly facing gardens.

THE PROPERTY

The property is located on the corner of Chilcrofts Road and the A286 Midhurst Road in Kingsley Green.

The front door is accessed through a covered porch. The sitting room is triple aspect and has double French doors opening to the garden. Open fireplace and original herringbone parquet flooring (which continues through the hall and dining room). The dining room has a bay window with box seating and storage. The kitchen/breakfast room has a range of base level kitchen cabinets, a walk in larder and a Rangemaster 110 double oven gas range cooker. The floor is quarry tiled and there are double doors to the garden. A door leads to a utility room with a Butler style ceramic sink, a gas boiler and a door opens to the front.

Upstairs there are four bedrooms. The main bedroom is rear aspect with two built in wardrobes and an en-suite wet room. The second and fourth bedrooms have built in wardrobes and the third bedroom is currently being used as a study. The family bathroom has a bath with power shower over.

OUTSIDE

The wrap around gardens are predominantly laid to lawn, bordered by mature trees, hedging and shrubs. Parking for several cars to the side of the property is accessed through gates from the lane, with a single prefabricated garage accessed separately at the rear corner of the garden.

KINGSLEY GREEN is a small hamlet situated approximately two miles south of Haslemere across the border into West Sussex. Nestling under the famous heights of Marley Common, the area has the benefit of beautiful countryside and yet is so close to Haslemere with its excellent shopping facilities, schools, churches of the main denominations and frequent rail service to London Waterloo (55 minutes). To the south is Midhurst famous for its polo and beyond that Chichester and the south coast. For more information on the area please visit www.haslemere.com

- **Character Family Home**
- **Four Bedrooms**
- **Two Bathrooms**
- **Sitting Room**
- **Dining Room**
- **Kitchen/Breakfast Room**
- **Detached Pre fabricated Garage**
- **Front, Rear and side gardens**
- **Sought after Location**



LOCAL AUTHORITY : Chichester District Council

TAX BAND : G

TENURE : Freehold

DIRECTIONS

From our office in the High Street turn right at the town hall then take the second available left turn onto the A286 Midhurst Road. Continue along this road for two miles. Turn into Chilcrofts Lane and Oak Border is the first house on the right.

VIEWINGS

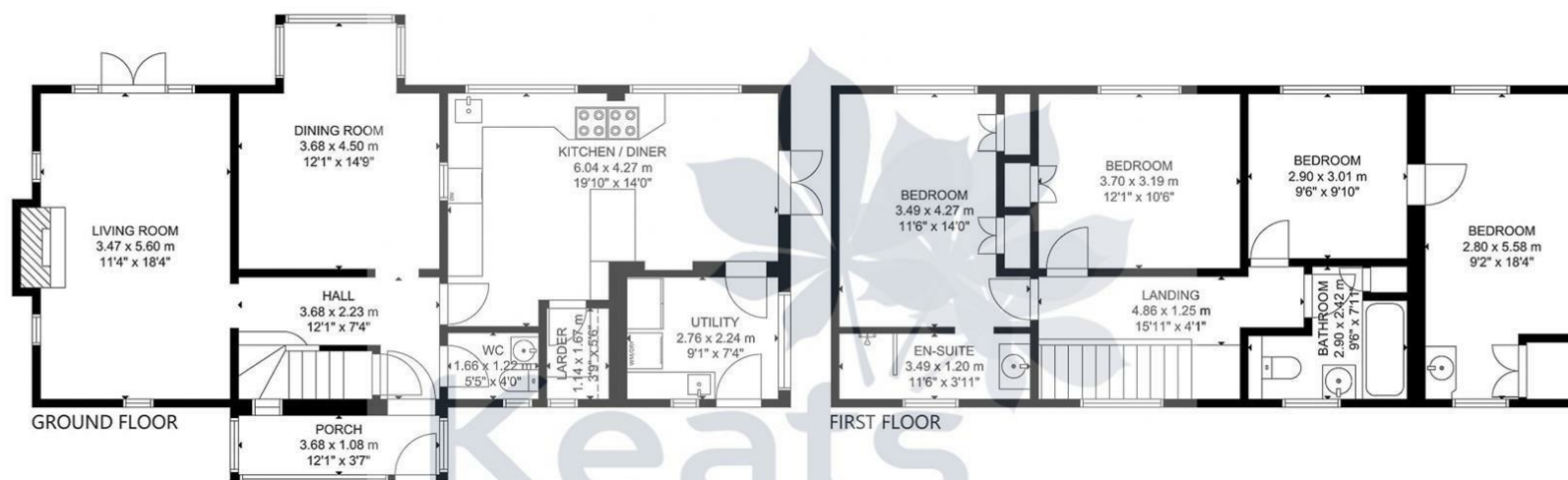
Strictly by confirmed appointment with the Agents

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









GROSS INTERNAL AREA
TOTAL: 155 m²/1,660 sq ft
GROUND FLOOR: 79 m²/847 sq ft, FIRST FLOOR: 76 m²/813 sq ft
EXCLUDED AREA: PORCH: 4 m²/43 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC