



4 Woolmer Hill Lodge Lower Hanger

Haslemere GU27 1FF

Asking Price: £189,500 Leasehold





- Far Reaching Views
- Own Private Entrance
- Living Room
- Kitchen/Breakfast Room
- Inner Hallway With Useful Storage
- Double Bedroom
- Large Bathroom
- Gas Central Heating & Double Glazing
- Parking
- New 999 Year Lease



An individual one bedroom first floor apartment, enjoying far reaching views, with its own private entrance, living room, kitchen/dining room with appliances, double bedroom, inner hallway with useful storage cupboard and bathroom. The property also benefits from gas central heating, a private parking space and new 999 year lease. There are also small communal gardens and a bike store. The property forms part of a small development being within easy reach of both Wey Hill and Haslemere centres offering an excellent range of shops, restaurants, leisure, recreational facilities and main line station.







Main Line Station – 1.4 miles (Waterloo approx. 45/50 mins)

Wey Hill – 0.8 miles Haslemere – 1.8 miles

Doctors – 2.1 miles Dentist – 1.0 miles

A3 – 0.9 miles M25 – 23 miles M3 – 22 miles

Heathrow – 36.4 miles Gatwick – 36.5 miles

Council Tax Band - A Payable - £1637.36 p (2025/26)

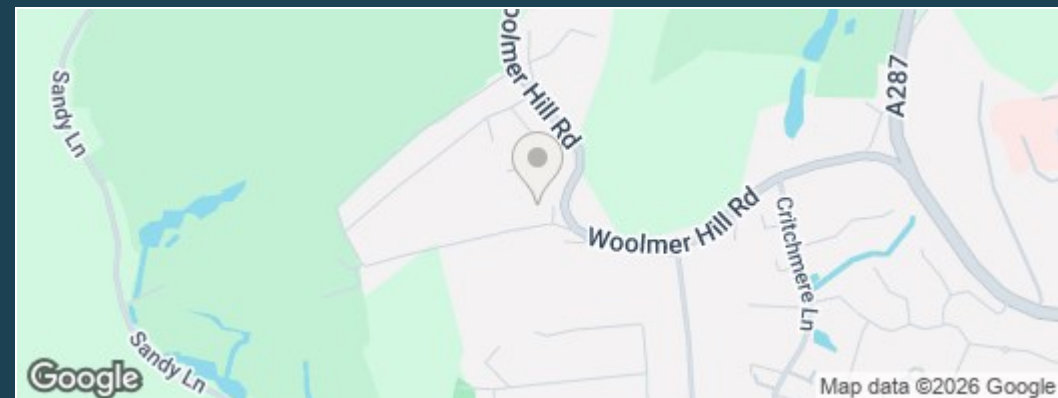
Energy Efficiency Rating C

New 999 Year Lease

Maintenance - approx. £550 Ground Rent - Nil



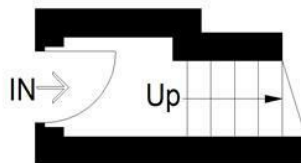
Directions: From Haslemere proceed to the top of the High Street, following it round to the right and continuing on into Lower Street (B2131) continue for 1.5 miles and then take the turning on your left into Critchmere Hill. This leads into Woolmer Hill Road and after 0.3 of a mile the turning for Lower Hanger will be found on your left. Woolmer Hill Lodge will then be seen after a short distance on the left.



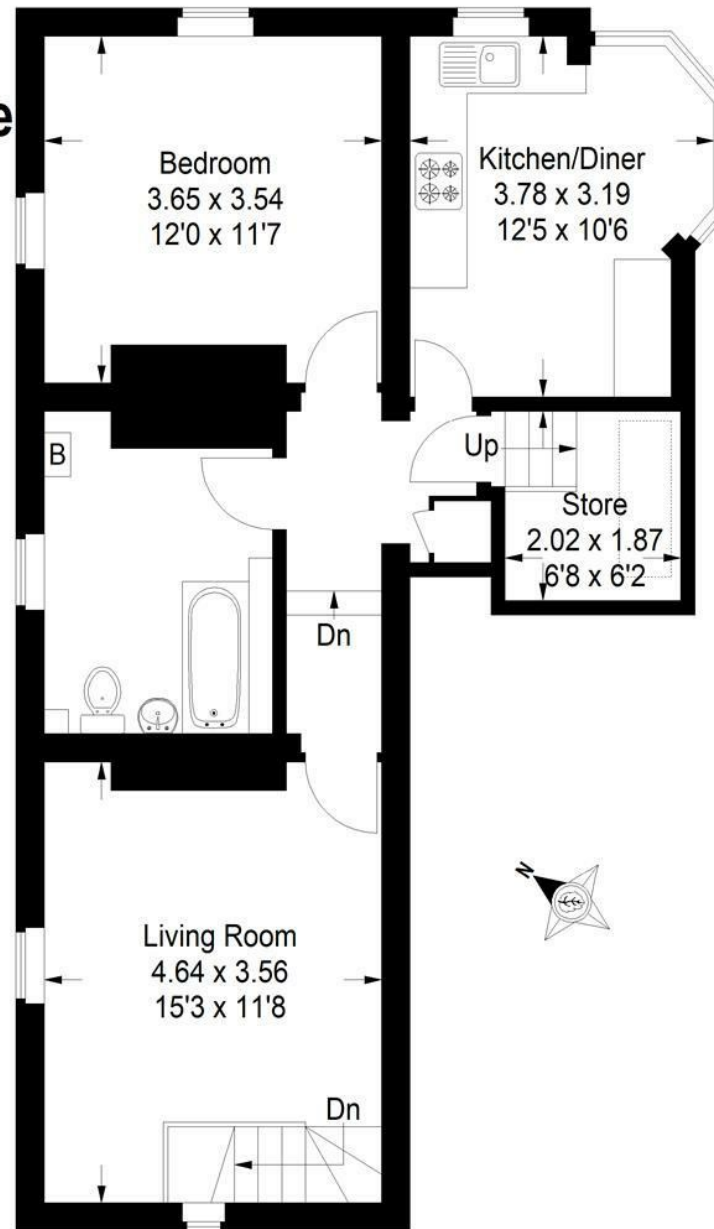
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Approximate Gross Internal Area
Ground Floor = 2.4 sq m / 26 sq ft
First Floor = 62.1 sq m / 668 sq ft
Total = 64.5 sq m / 694 sq ft

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.



Ground Floor



First Floor

ZOOPLA



**Emery &
Orchard**
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.