



**6 Oaklands, Haslemere, GU27 3RD**  
**Freehold**

CLARKE  GAMMON  
1919



## 6 OAKLANDS HASLEMERE GU27 3RD

Late 1970's terraced house  
Convenient town centre  
location

3 Bedrooms & shower room

Double glazing

Garage in nearby block

Cul-del-sac position

No onward chain

Short walk to main line  
station

Low maintenance front and  
rear gardens

Scope for modernisation

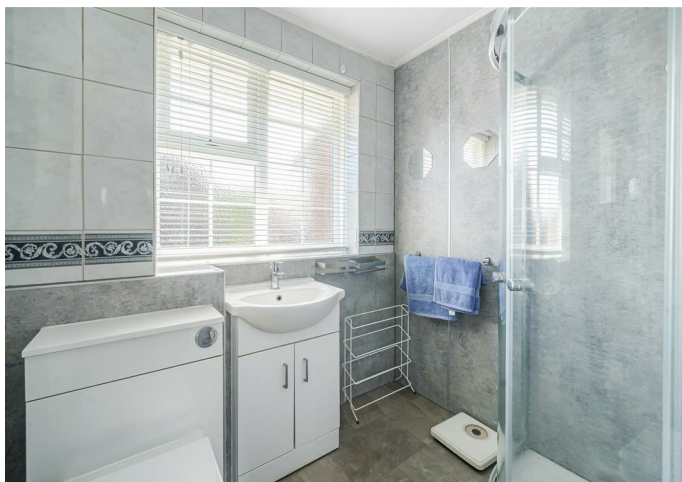
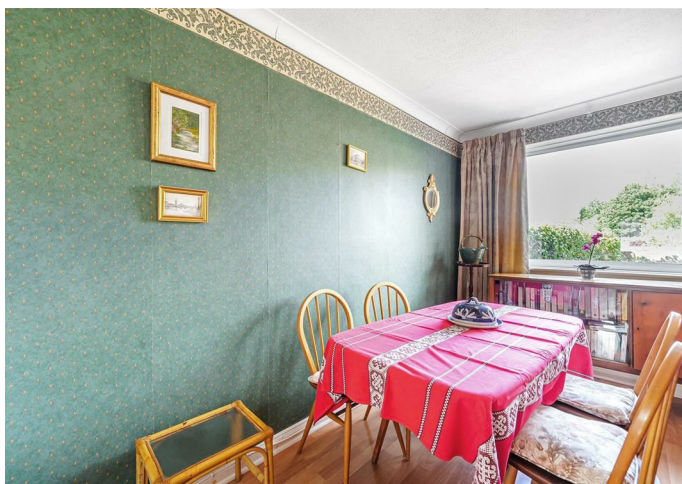


**In a highly desirable centrally  
located cul-de-sac a 3 bedroom  
mid-terraced property with scope  
for modernisation and  
refurbishment being sold with  
no onward chain.**

### THE PROPERTY

Oaklands is in a wonderfully convenient location and equidistant level walk to Haslemere town centre and the mainline station. The property is being sold with the advantage of no onward chain and is in its original layout having been constructed in the late 1970's. There is plenty of scope for modernisation but since it was built the property has had replacement double glazed UPVC windows fitted and a modern shower room on the first floor. This is still a good project type property to update and refurbish in a buyers own style and budget. The accommodation comprises of a front aspect kitchen with wood effect units, south west facing living/dining room, 3 bedrooms and a shower room on the first floor. The original warm air gas central heating system is in place, but not checked by the agent, a garage is located on the end of a nearby block.





## GARDENS AND GROUNDS

No. 6 is located towards to the end of the left-hand part of the cul-de-sac where there is a paved front path leading to the front door and outside gas boiler cupboard. Here there is also a front lawn and shrub border. To the rear and with a double glazed door leading off from the living dining room is a low maintenance largely paved rear garden enclosed by panel fencing and walling, but with raised brick that have established climbing plants creating a pleasant green screen. On the whole enjoys a sunny south westerly aspect.

## SITUATION

Haslemere Town Centre provides a comprehensive range of shops, boutiques, restaurants, pubs and coffee bars, together with a Boots pharmacy, WH Smith and Waitrose supermarket. There is a main line station serving London, Waterloo in under one hour, and good motorway connections via the A3 at Hindhead. To the west of the town centre is Weyhill, which offers a variety of independent shops, together with Tesco supermarket and M&S Food Hall. There is also the Haslemere Library and the Haslewey Community Centre which offers a Post Office Counter. Leisure facilities can be found centrally at Haslemere Leisure centre, and slightly further afield at The Edge and recreation ground. There are numerous golf courses in the surrounding area and excellent state and private schools for all ages. Much of the countryside is National Trust owned and provides for many wooded and view point walks.

High Street 0.3 mile  
Main line station 0.5 miles by car, 0.3 miles on foot  
A3 at Hindhead 4 miles  
Farnham 12 miles  
Guildford 15 miles

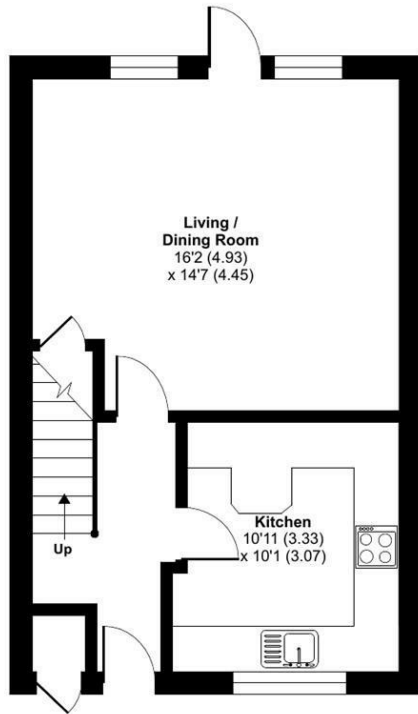
All distances approximate



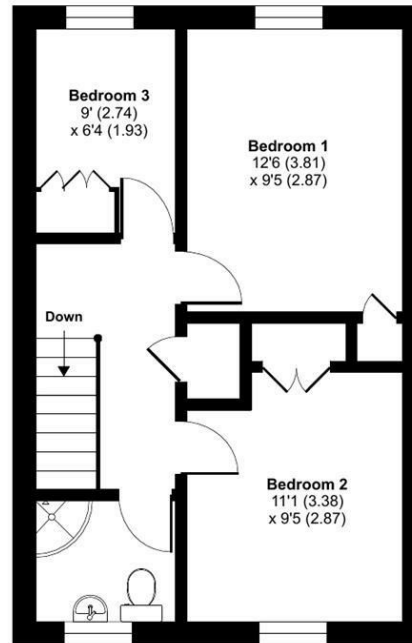
## Oaklands, Haslemere, GU2

Approximate Area = 838 sq ft / 77.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1180468

### LOCAL AUTHORITY

Waverley

### COUNCIL TAX

Band D

### SERVICES

Mains water, electricity, mains drainage  
gas central heating

31st January 2025

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### CG HASLEMERE OFFICE

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### DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street. After a short distance turn first right into Tanners Lane and then your first right after the playground is Oaklands and No.6 is on your left.

### AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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