



4 Rosemary Court, Haslemere, Surrey GU27 1BH
Leasehold

CLARKE  GAMMON
1919

4 ROSEMARY COURT HASLEMERE SURREY GU27 1BH

Late 1980's built retirement home

First & ground floor bathrooms

Living/dining room & garden room

99 year lease (from 1st Oct 1987 - 61 years remaining)

2 large double bedrooms

Kitchen

Communal Gardens

Age restriction (one occupant must 60)

Estimated Service Charge for 2024 - £3,507.44



A deceptively spacious cottage style retirement home in this extremely well positioned development within a level walk of Haslemere town centre.

THE PROPERTY

Positioned at the end of a terrace of similar cottage style properties a modern late 1980's built 2 bedroom retirement property in a scheme for the over 60's Rosemary Court is located in a residential road in a level walking distance to both the town centre shops and mainline station. The spacious accommodation of just over 1200 sq ft is set over 2 floors with 2 large double bedrooms on the first floor both of which have built in wardrobes and the second bathroom. On the ground floor is the hall, front aspect kitchen, bathroom, sitting/dining room along with a garden room overlooking the rear gardens. The property has gas central heating via radiators and double glazed windows.



THE GROUNDS

The entrance to Rosemary Court is off Church Road where there is a large car park with plenty of car parking for both residents and visitors. The parking spaces are not allocated. As you enter Rosemary No.4 is in the right hand side and on the left hand side from the car park there is a series of paved footpaths leading to the properties. At the rear the property is a small paved sun terrace which leads onto the attractive and well maintained communal gardens.

SITUATION

Haslemere Town Centre provides a comprehensive range of shops and boutiques including Boots, Space NK and WH Smith, restaurants, public houses and coffee bars, together with Waitrose. Approximately 0.3 miles away on foot (0.5 by car) is the main line station which offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M & S Food Hall in Weyhill - approximately 1 mile - along with several independent shops and Haslemere Library. The Lythe Hill Hotel on the outskirts of the town has a spa and Haslemere Leisure Centre, The Edge, Woolmer Hill and the Recreation Ground all provide sports and leisure facilities and there are numerous golf courses in the area. There are excellent schools for all ages both state and private in and around the town and the whole area is surrounded by miles of open countryside much of it National Trust owned. The nearby A3 provides links to London, the motorway network and South Coast.

High Street 0.3 mile
Main line station 0.4 miles
Haslemere Health Centre 0.4 miles
A3 at Hindhead 4 miles
Farnham 12 miles
Guildford 15 miles

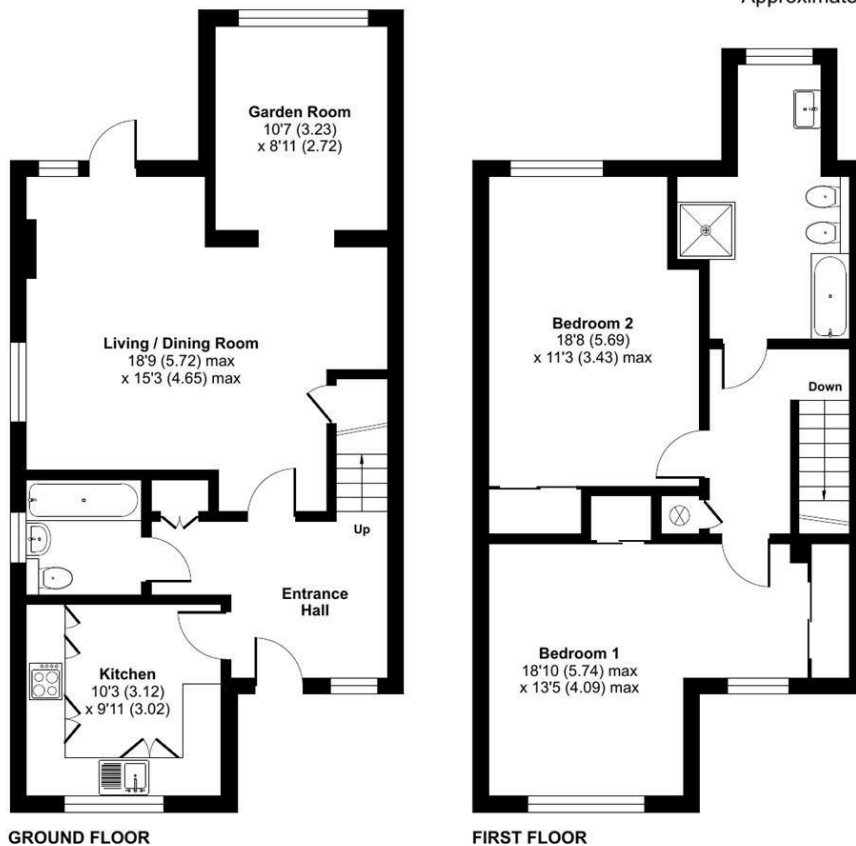
All distances approximate



Church Road, Haslemere, GU27

Approximate Area = 1207 sq ft / 112.1 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: 1205208

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band F

SERVICES

Mains water, electricity, mains drainage
gas central heating

LEASE DETAILS

Estimated Service Charge for 2024 - £3,507.44

7th March 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	85
(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	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere proceed up the High Street and turn right at the Old Town Hall into Lower Street. On the left hand bend turn right into Tanners Lane and the left into Church Road and Rosemary Court will be found a short way along on the right.

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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T: 01483 880 900

HASLEMERE OFFICE
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LIPHOOK OFFICE
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