



2 Scotlands Drive, Haslemere, Surrey, GU27 2FJ
Freehold

CLARKE  GAMMON
1919

**2 SCOTLANDS DRIVE
HASLEMERE SURREY GU27 2FJ**

Substantial 5 bedroom
modern family house

Living room/dining
room/study

Walking distance of station
and town centre

Reception Hall

Double glazing and gas
central heating

Stunning
kitchen/breakfast/family
room

Newly constructed
gym/home office

Family bathroom and 2
ensuites

Level landscaped gardens

WC and utility room



A spacious and superbly presented 5 bedroom detached modern family house with a fantastic gym/home office within a short walk of Haslemere train station and town centre.

THE PROPERTY

Constructed in 2007 the property is located in a leafy private lane on the fringes of Haslemere's attractive town centre. The current vendors completely refitted the kitchen in 2020 which forms part of the stunning kitchen/breakfast/family room which has underfloor heating and over looks the level landscaped garden. The kitchen has a range of integrated Neff appliances, large central quartz topped island and a range of matching quartz worktops. The impressive hallway has oak flooring and a central oak staircase and gives direct access to all the main ground floor rooms as well as a wc and utility room. The reception rooms include the living room which has a limestone fireplace, dining room (currently used as a play room) and double aspect study. There are 5 well proportioned double bedrooms all with built in wardrobes with an ensuite bathroom to the main bedroom, ensuite shower to the guest room and family bathroom. Previously a double garage the fabulous gym/home office was completed in 2024 and could also provide guest accommodation as it has a shower room and kitchenette.



THE GROUNDS

The property is set back from Scotlands Drive behind attractive electric gates. A generous shingle driveway and paved pathways lead to the covered entrance area, gym/home office and access to both sides of the house to the rear garden. Here there is a well maintained level lawn, paved terrace which encompasses the rear of the house, including a corner paved terrace, there are raised flower and shrub borders behind stonewalling and stone rockery. In addition there is a raised deck with a child's cabin and garden shed.

SITUATION

The popular village of Hammer lies on the south-western outskirts of Haslemere and just 2.5 miles from the centre of Liphook. Shottermill with its attractive National Trust owned ponds is just a short distance away, along with Arnolds Garage and convenience store and Camelsdale Infant and Junior school. In nearby Weyhill are Tesco and M & S Food along with local shops, cafes and restaurants. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, restaurants, public houses and coffee bars. There are two hotels; The Georgian in the High Street and Lythe Hill. The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast.

Haslemere Main Line Station 0.5 miles
Haslemere High Street & Town Centre 0.5 miles
A3 access at Hindhead 4.5 miles
A3 access at Milford 8.4 miles
Godalming 9.2 miles
M25 Junction 22 miles
Gatwick Airport 37 miles
Heathrow Airport (via A3 & M25) 38 miles

All distances approximate

Scotlands Drive, Haslemere, GU27

Approximate Area = 2352 sq ft / 218.5 sq m
 Limited Use Area(s) = 68 sq ft / 6.3 sq m
 Annexe = 625 sq ft / 58.1 sq m
 Total = 3045 sq ft / 282.9 sq m

For identification only - Not to scale

LOCAL AUTHORITY

Waverley

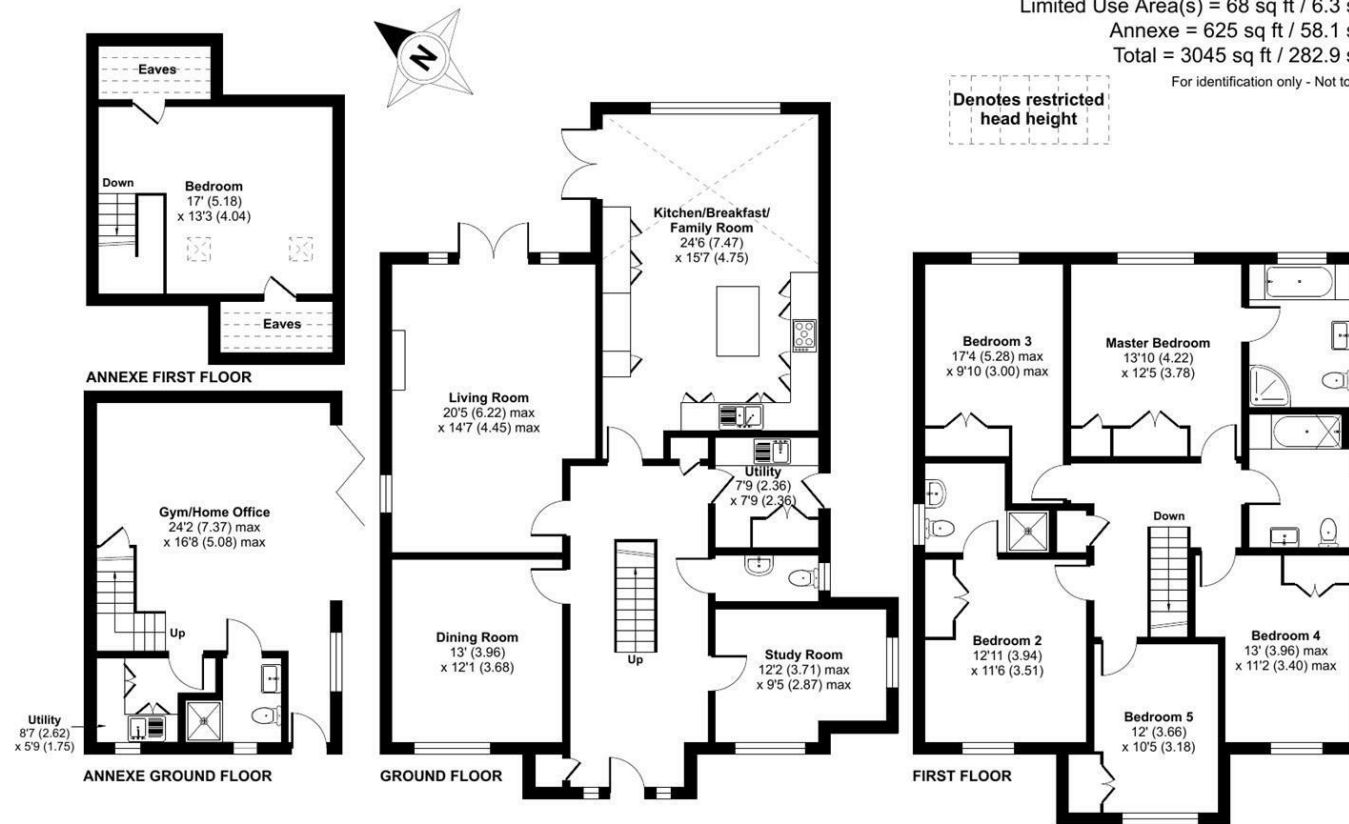
COUNCIL TAX

Band G

SERVICES

Mains water, electricity, mains drainage
 gas central heating

27th February 2025



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2025. Produced for Clarke Gammon. REF: 1225735

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(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	

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DIRECTIONS

From our office in Haslemere High Street proceed south towards the Old Town Hall then turn right onto Petworth Road taking the 2nd turning left on Shepherd's Hill. Continue over the brow of the hill continuing into Midhurst Road and after a short distance turn left into Scotlands Drive and No.2 is on the 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
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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AUCTION ROOMS
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