



Meadas, Heath Road, Haslemere, Surrey GU27 3QL
Freehold

CLARKE  GAMMON
1919

**MEADAS HEATH ROAD
HASLEMERE SURREY GU27 3QL**

Early 1970's semi- detached house

3 bedrooms all with wardrobes

Bathroom and wc

Open plan L shaped living/dining/kitchen

Office

Utility/cloakroom

Air source heat pump

Garden office

Generous corner plot

No chain



Set within a small cul-de-sac in the popular village of Hammer a well proportioned early 1970's 3 bedrooms semi-detached house in a good size corner plot.

THE PROPERTY

Meadas we understand was built in the early 1970's with just 3 other similar properties within a small cul-de-sac off Heath Road in the heart of Hammer.

The current owner extended the property in 2020 creating a modern open plan L shaped main living space which also incorporates a well equipped kitchen. This has a range of fitted appliances, sky lights, quartz worktops, breakfast bar and bifold doors leading to the rear garden. Also on the ground floor is an office, utility room and cloakroom. Another significant upgrade to the property is an air source heat pump for the central heating there is also a wood burning stove in the living room and the property has double glazing. On the first floor are 3 well balanced good sized bedrooms all of which have built in wardrobes and are complimented by a family bathroom and separate wc.



THE GROUNDS

The property is approached by its driveway with parking for 2 cars to the side of which is a covered entrance area and front lawn. There is gated access to the right hand side of the property and to the rear garden which has a large natural stone patio immediately to the rear of the house, it has an attractive retaining stone wall and log store. From here there are steps to a raised level of garden which has lawn and decking in front of a lean to store, workshop and attached home office.

SITUATION

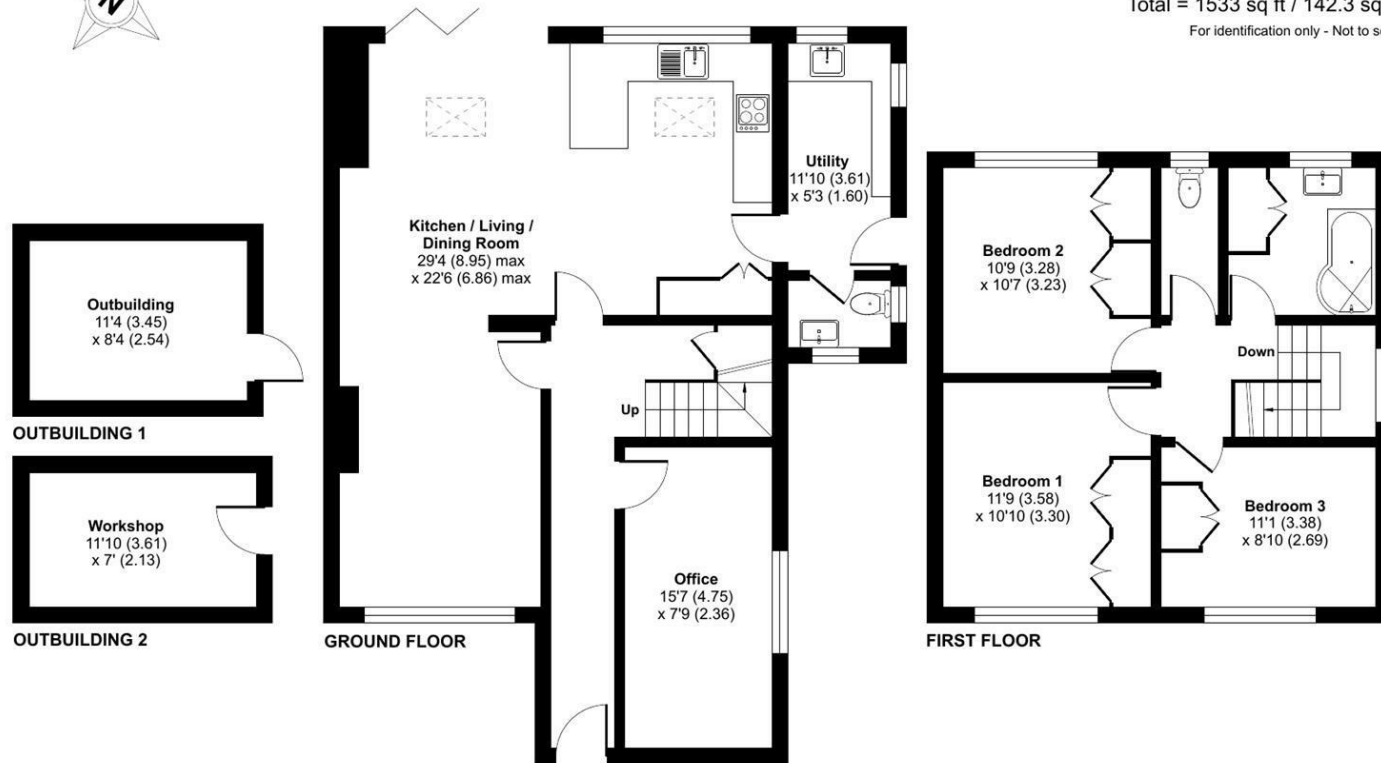
The popular village of Hammer lies on the south-western outskirts of Haslemere and just 2.5 miles from the centre of Liphook. Shottermill with its attractive National Trust owned ponds is just a short distance away, along with Arnolds Garage and convenience store and Camelsdale Infant and Junior school. 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.

Camelsdale 1 mile
Shops and amenities in Weyhill 1.2 miles
Main line station 1.5 miles
A3 access point at Hindhead 1 mile
Haslemere Town Centre 2 miles
Godalming 10.5 miles
Guildford 17.5 miles

All distances approximate

Heath Road, Haslemere, GU27

Approximate Area = 1356 sq ft / 125.9 sq m
 Outbuildings = 177 sq ft / 16.4 sq m
 Total = 1533 sq ft / 142.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for Clarke Gammon. REF: 1227342

LOCAL AUTHORITY

Chichester

COUNCIL TAX

Band C

SERVICES

Mains water, electricity, drainage and an air source heat pump

6th March 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(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 High St proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst). Continue for approx. 1 mile and just before the sweeping left hand bend, turn right into Bell Rd. At the junction turn right then almost immediately left onto Camelsdale Rd. Proceed until the roundabout taking the 1st exit onto Linchmere Rd. Continue over the hill and Heath Rd will be found 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
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
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