



Halland, Pathfields Close, Haslemere, Surrey, GU27 2BL
Freehold

CLARKE  GAMMON
1919

**HALLAND PATHFIELDS CLOSE
HASLEMERE SURREY GU27 2BL**

3 Double bedrooms

3 Bathrooms

Drawing room

Kitchen/Breakfast room

Dining Room

2 cloakrooms

Conservatory

Utility room

Garage

0.22 acres



**A very attractive and
conveniently located property in
a quiet back water of Haslemere**

THE PROPERTY

Halland is a large detached property located on road featuring iconic tile hung houses built in 1930 and has been owned and occupied by the current owners since 1994. Whilst certain modernisation and upgrades have been carried out over the years, the property is now showing its age and whilst the bathrooms are in good condition, the kitchen does require upgrading. An extension to the left of the property to incorporate the garage would be a recommendation, this is something the current owners have considered.

The gross size of the house is 2300 sq ft and sits centrally in the plot backing in an easterly direction. The main hall is spacious with an easy rise 3-stage return stairway, there is classic panelling in the hallway with extra wide doors to the principal reception areas, namely the kitchen/dining room and drawing room. Access to the partially boarded loft is via drop down ladder, there is also a small skylight window.

The vendor of this property is an Estate Agent within the meaning of the Estate Agents Act and a declaration to that effect is hereby made in accordance with Section 21 of that Act.



GARDENS AND GROUNDS

Outside there is a plot of 0.22 acres which wraps around the property and gives a large amount of inclusion, there is a gravel driveway providing parking and hard standing for several cars and access to a small garage.

SITUATION

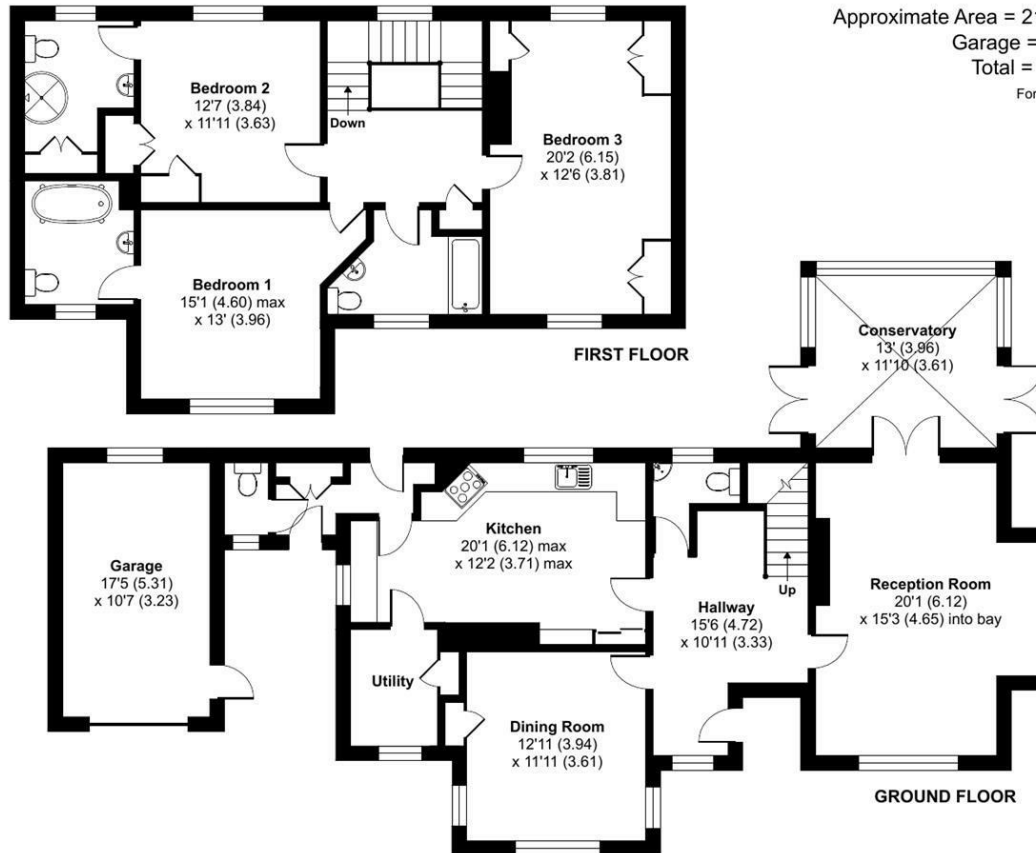
Haslemere Town Centre provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee shops/cafes. The main line station offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M & S Food Hall in Weyhill along with several local shops and Haslemere Library. Lythe Hill Hotel on the outskirts of the town provides spa facilities and Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere Recreation Ground all provide sports and leisure facilities. 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.

Weyhill shops and amenities 1.1 mile
Haslemere High Street 0.3 miles
Main line station 0.6 miles
A3 access at Hindhead 4.4 miles
Guildford 14.5 miles
Gatwick Airport 35 miles
Heathrow Airport 33.9 miles

All distances approximate

Pathfields Close, GU27

Approximate Area = 2127 sq ft / 197.6 sq m
 Garage = 177 sq ft / 16.4 sq m
 Total = 2304 sq ft / 214 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 1029885

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band G

SERVICES

Mains water, electricity, mains drainage
 gas central heating

5th February 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	55	
(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

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in Haslemere High Street proceed north (A286) for a short distance turning left into Church Lane at the crossroads at the top of the High Street. Pathfields Close will then be found after a short distance 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

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

