



19 St. Christophers Road, GU27, Haslemere, Surrey GU27
1DQ

CLARKE  GAMMON
1919

**19 ST. CHRISTOPHERS ROAD, GU27
HASLEMERE SURREY GU27 1DQ**

3 bedrooms

Modern open-plan living space

Courtyard garden with south west rear aspect

B rated Energy Performance Rating

Off street parking for 2 cars

Convenient location - shops to end of road

Worcester Bosch gas combination boiler

Bosch kitchen appliances (gas hob, dishwasher & oven)

Rangemaster Belfast kitchen sink

Utility room/WC

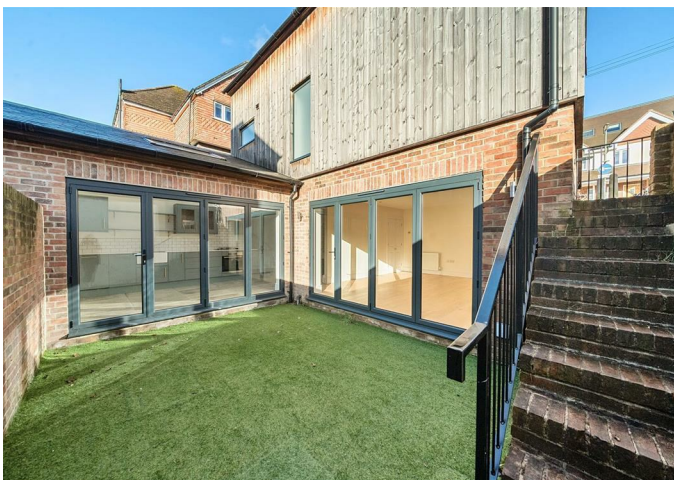


Designed by an award-winning local architect, a luxury modern home finished to a high specification throughout in a uniquely Scandinavian style.

THE PROPERTY

With natural light being the emphasis and an open plan living arrangement for the ground floor, the accommodation is both welcoming and intuitive with solar panels installed. From the kitchen there is a separate utility room and WC whilst in the living room there is a generous under stairs cupboard. From the front door there is a double bedroom, a single bedroom/study and a modern family bathroom with free standing double ended bath. Top floor there is the master bedroom and a separate modern shower room where the boiler is set away within an accessible cupboard.

The new build warranty runs until 2028.



THE GROUNDS

Outside there is a private courtyard styled garden which is accessed via the two sets of bi-fold doors from both the kitchen and living room. Access to the garden is also possible via an external gated stepped path whilst to the front there is off-street parking for two cars.

SITUATION

St Christopher's Road is centrally located in Weyhill within a stone's throw of the shops and amenities which include Tesco and M&S Food. Haslemere Leisure Centre, the main line station (London Waterloo in under one hour) and High Street are all within walking distance. The town centre offers a comprehensive range of shops and boutiques including Waitrose, WH Smith and Boots, restaurants, public houses and coffee bars including Costa. The Coppa Club and Lythe Hill hotels both have spas and further leisure and sports facilities can be found at The Edge, Woolmer Hill and Haslemere Recreation Ground. There are numerous golf courses of high quality including Hindhead, Hankley, Blackmoor, Liphook and Old Thorns Golf and Country Club nearby. The area is renowned for its excellent schools, both state and private and the town is surrounded by beautiful countryside including the National Trust owned Hindhead Common and Devils Punchbowl. The A3 can be accessed at the Hindhead giving connections to the M25, Heathrow and Gatwick airports and the south coast.

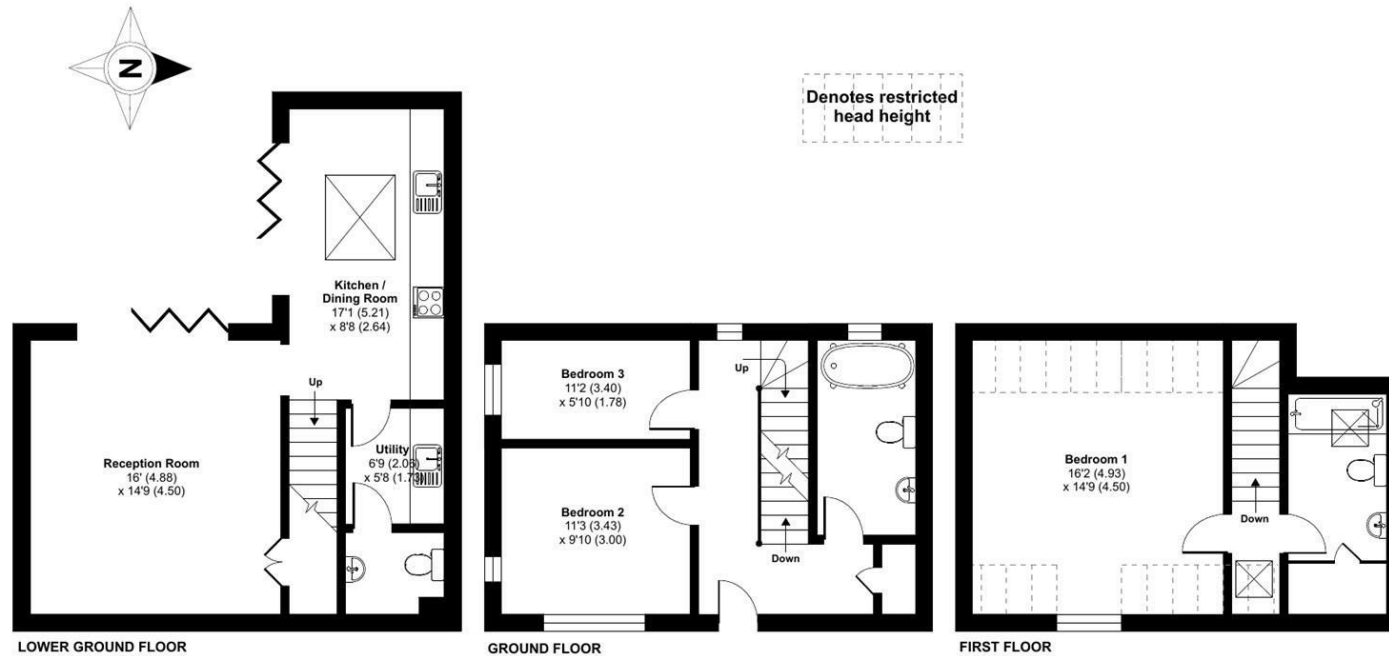
Main line station 0.4 mile
High Street 0.8 mile
A3 access at Hindhead 3.3 miles
Godalming 10.4 miles
Guildford 15.8 miles

All distances approximate

St. Christophers Road, Haslemere, GU27

Total = 1293 sq ft / 120.1 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°checon 2025. Produced for Clarke Gammon. REF: 1251589

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

1st April 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(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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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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