



St Annes, Tanners Lane, Haslemere, Surrey GU27 1BL
Freehold

CLARKE  GAMMON

ST ANNES TANNERS LANE HASLEMERE SURREY GU27 1BL

Attractive period semi-detached townhouse

4 bedrooms & 2 bathrooms

Open plan kitchen/dining/family room

Bay fronted sitting room

Cloakroom and utility cupboard

Gas central heating and double glazing

Short walk to town centre and station

Off street driveway and parking

Established gardens

No onward chain



An attractive and spacious 1920's character 4 bedroom semi-detached house in a desirable location, close to both the town centre and station.

THE PROPERTY

The property is set back behind its driveway from this popular lane on the outskirts of Haslemere town centre, just a short walk to the High Street shops and mainline station. The current owner has undertaken a range of improvements including general modernisation, along with a single storey ground floor extension creating a wonderful open plan kitchen/dining family room, which overlooks the good size rear garden. Also on the ground floor is a bay fronted sitting room with oak flooring, a fire place and picture rails. Off the hall which also has oak flooring is a cloakroom and utilities cupboard. On the first floor are two good sized double bedrooms and a single bedroom along with a smart, modern bathroom. The main bedroom is on the second floor with some lovely elevated views, its own landing and second bathroom. All of the bedrooms have fitted or built in wardrobes with bedrooms 2, 3 & 4 having Victorian fireplaces. The property has gas central heating and double glazing.



THE GROUNDS

The property is approached by its brick paved driveway, with parking and turning space with steps leading to the front paved entrance area and front door. Either side are shaped flower and shrub borders and raised lawn. To the rear is an established good size garden, gated side access which has a built in store. There is a wide terrace and pathway with lawn to the side and steps leading to a further section of raised lawn. All of which is enclosed by established hedged boundaries.

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.

St Bartholomew's School 0.2 miles
High Street on foot 0.5 miles
Main line station 0.5 miles
Health Centre 0.5 miles
A3 access at Hindhead 4 miles
Guildford 15 miles

All distances approximate

St. Annes, Tanners Lane, Haslemere, GU27

Approximate Area = 1485 sq ft / 137.9 sq m
 Limited Use Area(s) = 163 sq ft / 15.1 sq m
 Total = 1648 sq ft / 153 sq m
 For identification only - Not to scale

LOCAL AUTHORITY

waverley

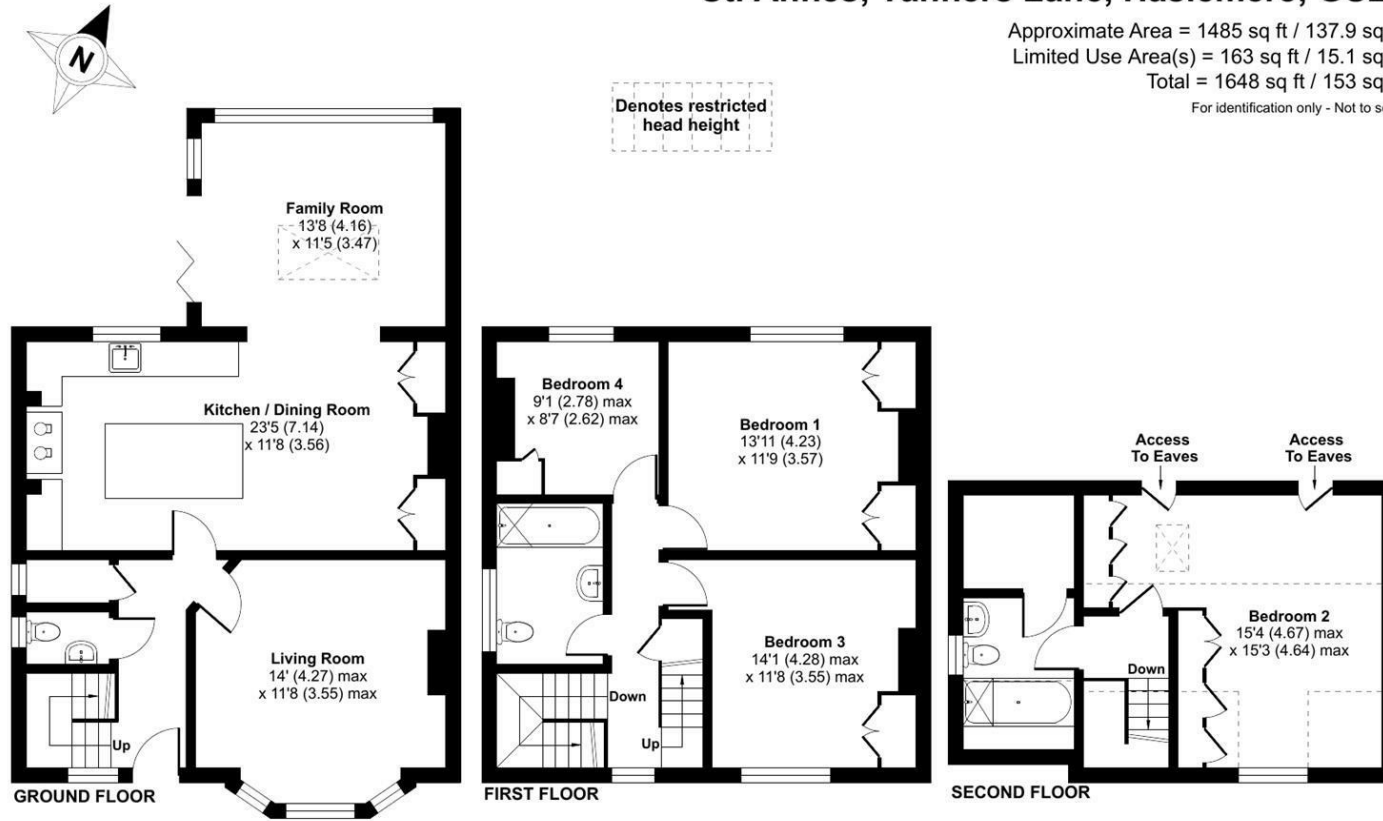
COUNCIL TAX

Band F

SERVICES

Mains water, electricity, mains drainage
 gas central heating

4th March 2025



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Clarke Gammon. REF: 1250333

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(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	

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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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