



8 New Road, Camelsdale, Haslemere, GU27 3RW
Freehold

CLARKE  GAMMON

**8 NEW ROAD, CAMELSDALE
HASLEMERE GU27 3RW**

Open plan Victorian house

3 double bedrooms

Open plan
kitchen/dining/family room

Double glazing

Landscaped garden

Beautifully presented

Bathroom and separate
shower room

Sitting Room

Gas central heating

Close to village amenities



A stunning and deceptively spacious Victorian 3 bedroom semi-detached house in the heart of the popular village of Camlesdale a short walk to shops, recreation ground and school.

THE PROPERTY

A superbly presented classic bay fronted red brick Victorian semi-detached house, which has been thoughtfully and sympathetically enlarged to create a wonderful open plan family home. The property now has a brilliant combination of character features, blended with modern contemporary styling including a sleek kitchen, opening to the dining area which in turn runs into the family room overlooking the landscaped garden. As well as the main open plan area on the ground floor, there is a cosy sitting room with a bay fronted window along with a luxuriously refitted ground floor cloak/wet room.

On the first floor are 3 double bedrooms complimented by a stunning family bathroom. Other design features of note include attractive replacement double glazed windows, sash styled to the front, oak flooring to the ground floor and gas central heating. The fabulous kitchen has a range of integrated appliances, granite worktops and an impressive 6 burner Rangemaster cooker.



THE GROUNDS

The property is set back behind its paved driveway and the paved path leads to the side covered entrance area. Beyond the side gate the pathway leads to the rear garden where there is a split level natural stone paved terrace, with the remainder of the garden mainly laid to lawn, flanked by attractive flower and shrub borders and slatted style fencing. At the bottom of the garden is a raised, paved composite deck, summer house and paved play area.

SITUATION

On the edge of the South Downs National Park, Camelsdale village provides Arnolds Garage petrol station/convenience store, a popular school and the National Trust owned Marley Common and Shottermill Ponds. 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 both of which have spas. 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 0.9 miles (on foot)
Haslemere Town Centre 1.5 miles (on foot)
A3 access at Hindhead 2.8 miles
Godalming 10 miles
Guildford 17 miles

All distances approximate



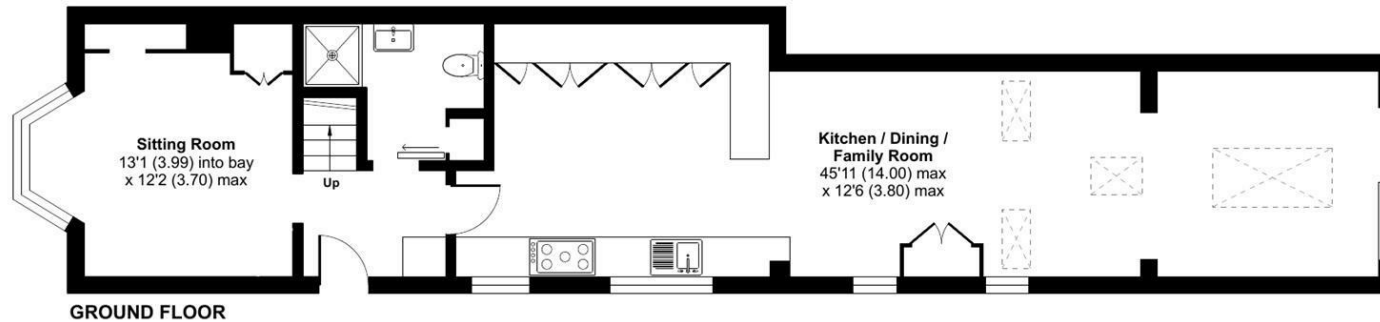
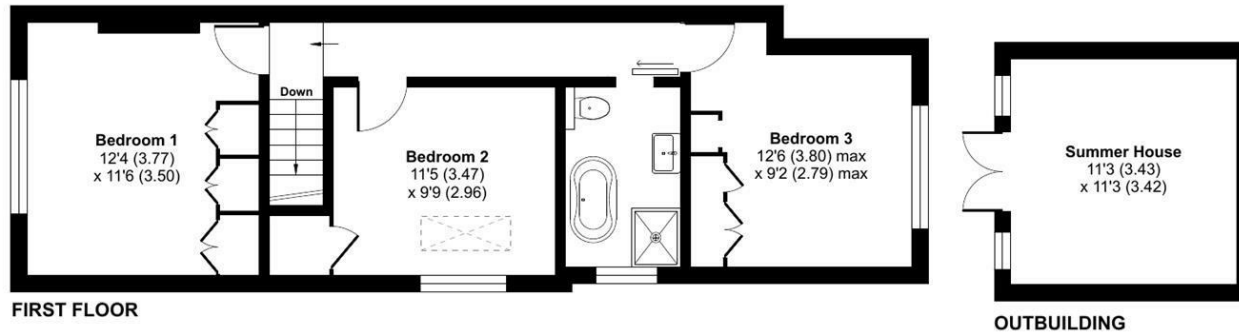
New Road, Haslemere, GU27

Approximate Area = 1289 sq ft / 119.7 sq m

Outbuilding = 126 sq ft / 11.7 sq m

Total = 1415 sq ft / 131.4 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). © nchecon 2025. Produced for Clarke Gammon. REF: 1264431

LOCAL AUTHORITY

Chichester

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

31st March 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		67	
(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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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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