



1 Sunvale Close, Haslemere, Surrey GU27 1PY
Guide Price £525,000 Freehold



1 SUNVALE CLOSE HASLEMERE SURREY GU27 1PY

Established 1970's semi-detached house

3 double bedrooms

Bath/shower room

Utility & cloakroom

Sitting room & dining room

Kitchen/Breakfast room

Gas central heating & double glazing

No onward chain

Lovely south facing gardens

Workshop & garage



A 1970's built 3 bedroom semi-detached house tucked away in a quiet close with a lovely south facing corner plot/garden.

THE PROPERTY

1 Sunvale Close occupies a peaceful and established location in this small cul-de-sac close to Woolmer Hill School. The property has a pretty and very well maintained garden enjoying a sunny southerly aspect and is being sold with no onward chain. The property was built in 1976 and this is the first time the property has been on the market, giving the buyer the scope to modernise, extend or alter the layout, subject to planning permission. On the ground floor is the hall, cloakroom and useful walk in storage cupboard. There are 2 reception rooms including the dining room and sitting room which has an open fire and sliding patio doors onto the south facing sun terrace. Lastly on the ground floor is a kitchen/breakfast room and adjoining utility room. On the first floor are 3 double bedrooms - bedrooms 2 & 3 have fitted or built in wardrobes and all are complemented by the bath/shower room. There is a recently installed Vaillant gas boiler for the central heating and double glazed windows.



THE GROUNDS

The pretty & beautifully maintained gardens lay to the front, side and rear of the house. At the front is a brick paved pathway leading to the entrance area and also the side of the house and the rear paved terrace. Also at the front is a level lawn bordered by shrub and flower borders, in the corner of the garden is the raised fish pond a small summer house and store to the side. To the rear is another sun terrace, all of which is either south or south west facing. Beyond the rear terrace are the outbuildings which are all attached to each other, they include a shed, large workshop and attached garage.

SITUATION

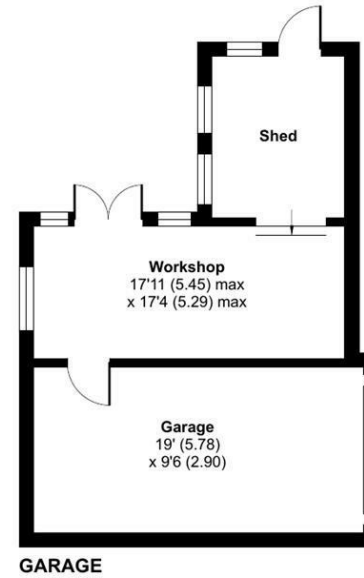
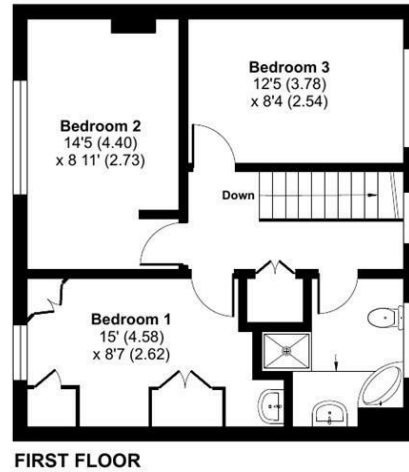
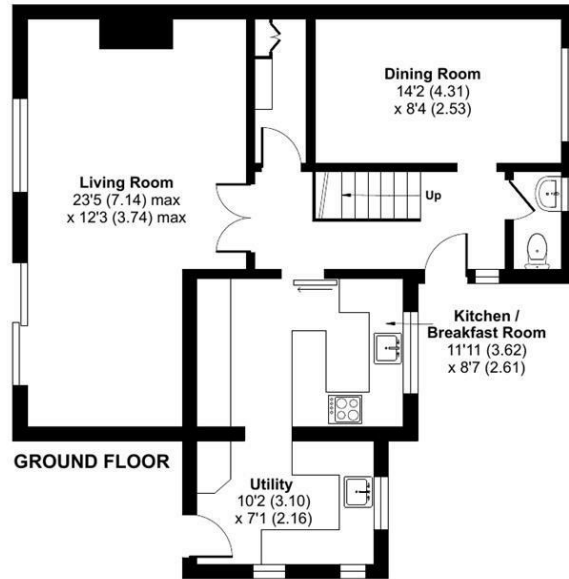
The property is located on Sunvale Avenue - a no through road culminating at a small green and backing onto woodland. In nearby Weyhill are Lion Green with its play area, Tesco and M & S Food, local shops, cafes, restaurants and Haslemere Library. There is a good selection of highly regarded state and private schools including the popular Shottermill Infant and Junior schools. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, hotel, restaurants, public houses and coffee bars. Lythe Hill Hotel on the outskirts of the town has a spa and The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. 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. The town is surrounded by many acres of countryside much of it National Trust owned including the Devil's Punchbowl and Hindhead and Marley Commons.

Weyhill shops and amenities 0.8 miles
Haslemere High Street 2 miles
Main line station 1.2 miles
A3 access at Hindhead 1.5 miles
Guildford 15 miles
Chichester 21 miles

All distances are approximate

Sunvale Close, Haslemere, GU27

Approximate Area = 1223 sq ft / 113.6 sq m
 Garage = 399 sq ft / 37 sq m
 Total = 1622 sq ft / 150.6 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: 1270039

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

7th April 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	66	
(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

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

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

