



April Wood, Scotland Lane, Haslemere, Surrey GU27 3AR
Freehold

CLARKE  GAMMON
1919

APRIL WOOD SCOTLAND LANE HASLEMERE SURREY GU27 3AR

Attractive 4 bedroom
detached house

3 good size reception rooms

Planning Permission to
Extend & Re model

3 further bedrooms and
family bathroom

Level garden

Arts & crafts 1920's features

Kitchen/breakfast/utility
room

Main bedroom with dressing
room and ensuite bathroom

No onward chain

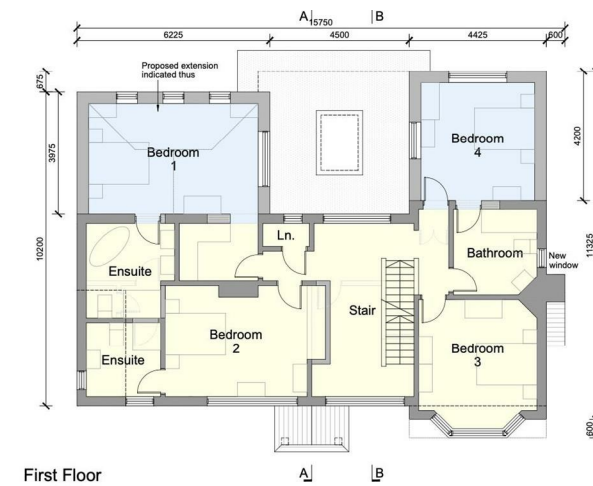
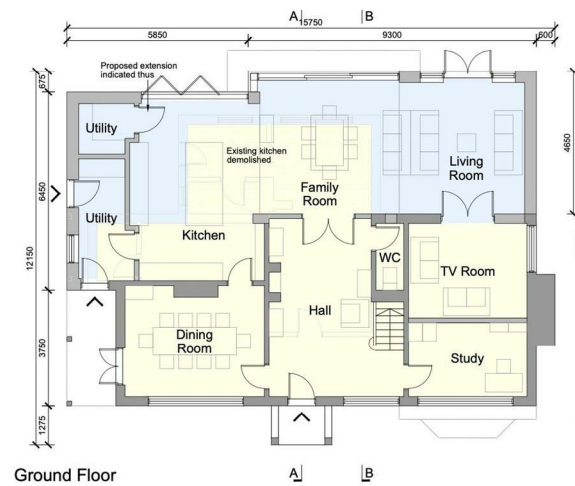
Adjacent to Haslemere
recreation ground and close
to National Trust at
Blackdown



**An attractive and unique arts & crafts
style 1920's detached family house in
a level, highly regarded location
adjacent to Haslemere recreation
ground, with planning permission to
extend.**

THE PROPERTY

April Wood is a handsome and well proportioned 4 bedroom detached family home with level front and rear gardens set back from Scotland Lane and just a stones throw from Haslemere recreation ground. In keeping with its era there are character features such as tile hanging and leaded light windows most of which are secondary glazed. The property has scope for modernisation and has planning permission WBC Ref WA/2024/00582 for a 2 storey extension and loft conversion. On the ground floor are 3 well balanced reception rooms - a triple aspect living room with stone fireplace, a twin aspect dining room and L-shaped study with a cloakroom off. To the rear of the property and largely open plan is the L-shaped kitchen, breakfast room and utility area. On the first floor are 4 bedrooms with the main bedroom, bedroom 2 and bedroom 3 all enjoying a front aspect. The main bedroom has its own dressing room and ensuite bathroom and there is also a useful and spacious loft space.



GARDENS AND GROUNDS

April Wood has a generous driveway finished with stone shingle and brick edging and screened by attractive planting. The rear garden will have a stone paved terrace and turfed lawn.

Some of the images have been enhanced for marketing purposes

SITUATION

Scotland Lane has the convenience of being just a short distance from the High Street and main line station, yet within walking distance of Blackdown National Trust land with its glorious country walks and panoramic views. Haslemere Town Centre provides a comprehensive range of shops and boutiques including Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee bars, together with Waitrose. 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, Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere Recreation Ground all provide sports and leisure facilities and 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.

Haslemere Main Line Station 1.1 miles
 Haslemere High Street & Town Centre 0.9 miles
 A3 access at Hindhead 4.6 miles
 A3 access at Milford 8.4 miles
 Godalming 9.4 miles
 M25 Junction 22 miles
 Gatwick Airport 37 miles
 Heathrow Airport (via A3 & M25) 38 miles

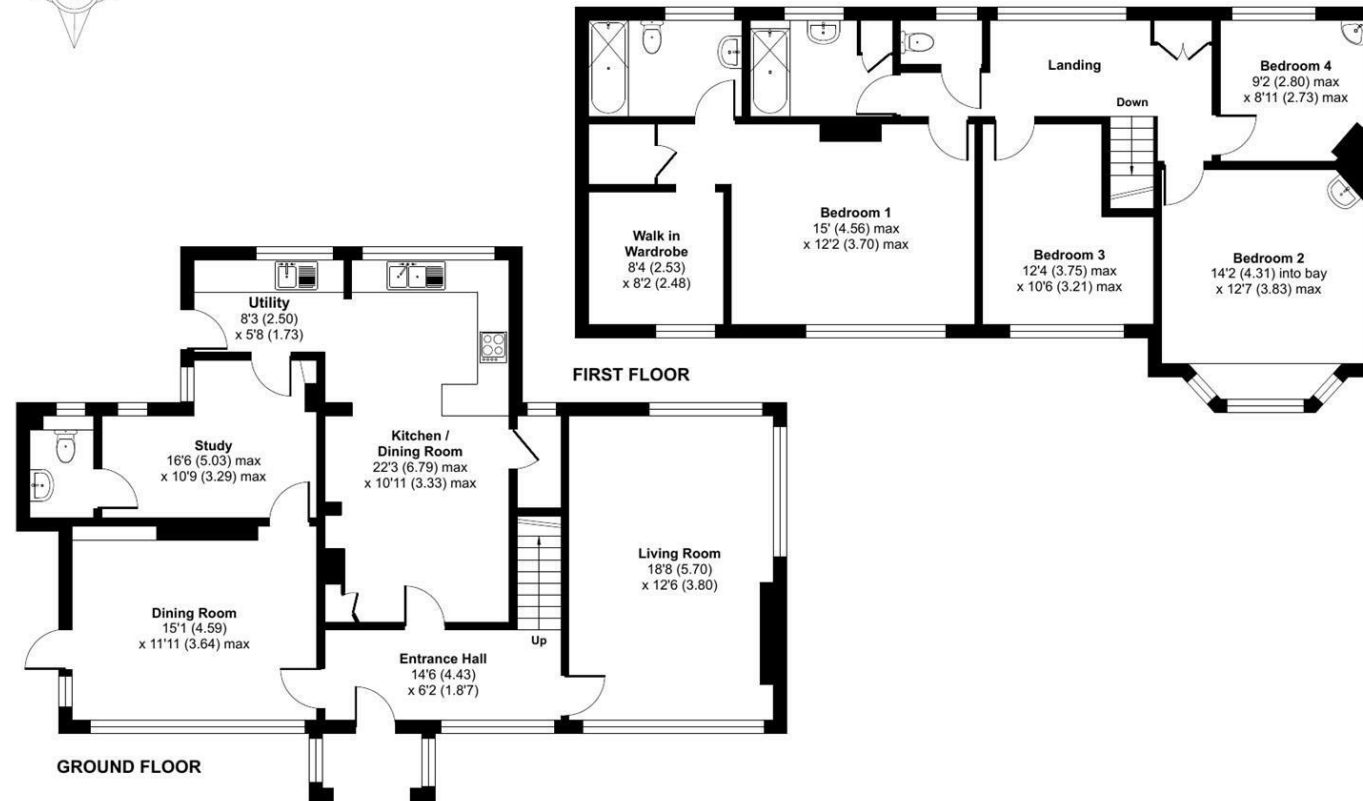
All distances approximate



Scotland Lane, Haslemere, GU27

Approximate Area = 1976 sq ft / 183.5 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 2024. Produced for Clarke Gammon. REF: 1204579

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band H

SERVICES

Mains water, electricity, mains drainage
gas central heating

11th March 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(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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DIRECTIONS

From our office in Haslemere High Street proceed south towards the Town Hall then turn left onto Petworth Road taking the 2nd turning on the right into Haste Hill. Proceed to the top and turn right onto Scotland Lane.

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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T: 01483 880 900

HASLEMERE OFFICE
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LIPHOOK OFFICE
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AUCTION ROOMS
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