



**1 Dolphin Close, Haslemere, Surrey GU27 1PU**  
**Freehold**

CLARKE  GAMMON



## 1 DOLPHIN CLOSE HASLEMERE , SURREY SURREY GU27 1PU

Modern detached house	4 bedrooms
Scope for enlargement	Double aspect living room
Dining room & Kitchen	Double glazing & gas central heating
New Roof & Boiler in 2023	Single garage
Close to Woolmer Hill School	Generous level gardens.

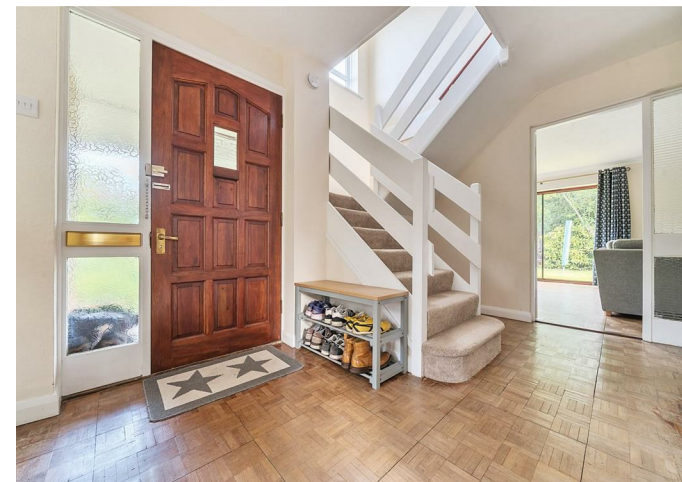


**A well presented modern 4 bedroom home in a generous and level corner plot, conveniently positioned for access to Woolmer Hill school and the shops and amenities in Weyhill.**

### THE PROPERTY

Built in the 1970's, this well presented family home has great scope and potential to extend, subject to planning permission, to take full advantage of its generous level corner plot. The current vendors have undertaken a number of recent and significant improvements including a new roof and boiler in 2023, along with redecoration and new carpets. On the ground floor is the well appointed kitchen and an adjacent dining room, these could be combined to create a more open plan kitchen/dining room to complement the good size, double aspect living room which overlooks the rear and side gardens. On the 1st floor are 4 well proportioned bedrooms all with built in storage or cupboards and all are centred around the landing and serviced by a bathroom. Other features of note include, gas central heating, double glazing.





## THE GROUNDS

The property is centrally positioned in its square and level corner plot with a driveway approach at the front with off street parking that then leads to the detached single garage which has electric wiring ready for a car charging point. The wrap around gardens lie to the front, side and rear of the house and feature a babbling stream, footbridge, well maintained lawns and established boundaries.

## SITUATION

In nearby Weyhill are Tesco and M & S Food along with local shops, cafes, restaurants and Haslemere Library. 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 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. 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.

Woolmer Hill School 0.7 miles

Shops and amenities in Weyhill 0.8 miles

Main line station 1.3 miles

High Street 1.8 miles

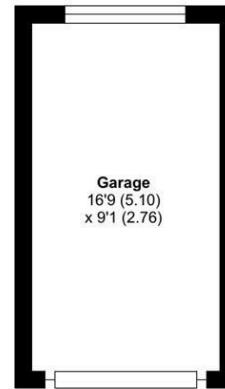
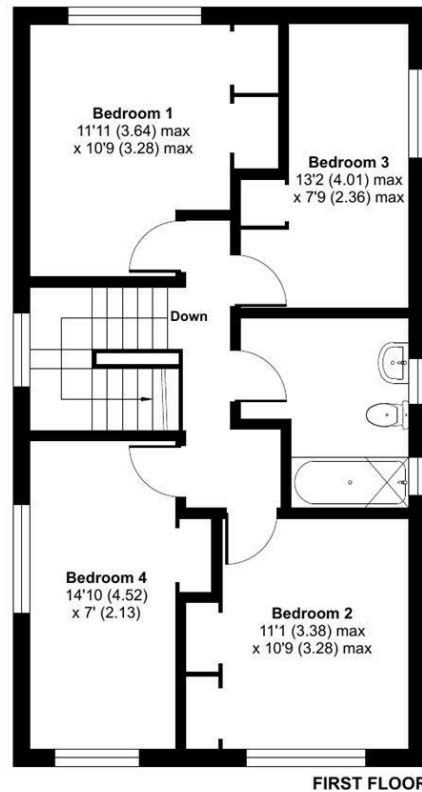
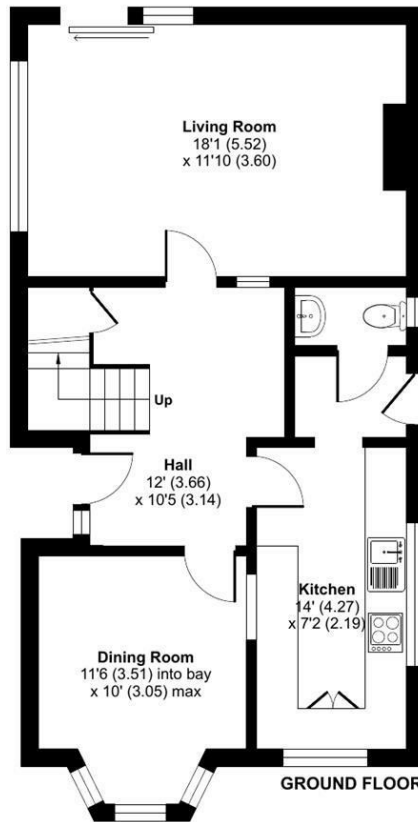
A3 access at Hazel Grove Interchange 2 miles

Guildford 16 miles

All distances approximate

## Dolphin Close, Haslemere, GU27

Approximate Area = 1249 sq ft / 116 sq m  
 Garage = 152 sq ft / 14.1 sq m  
 Total = 1401 sq ft / 130.1 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°chem 2025. Produced for Clarke Gammon. REF: 1368982

### LOCAL AUTHORITY

Waverley Borough Council

### COUNCIL TAX


Band F

### SERVICES

Mains water, electricity, mains drainage  
 gas central heating

12th January 2026

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: [haslemere.sales@clarkegammon.co.uk](mailto:haslemere.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

### DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street continuing past the station and through Weyhill shopping area. Continue over the traffic lights at Lion Green onto Hindhead Road. After passing the entrance to Deepdene on the left, take the next left into Critchmere Hill. At the bottom of the hill turn left into Critchmere Lane and after a short distance, Dolphin Close will be found on the left

### 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

