



Lynton, High Lane, Haslemere, GU27 1AZ
Freehold

CLARKE  GAMMON

LYNTON HIGH LANE HASLEMERE GU27 1AZ

Detached 3 bedroom family house

Living room and dining room

Kitchen/breakfast room

Gas central heating

Good size level garden

Scope for modernisation and enlargement

Study

3 double bedrooms & bathroom

Driveway and garage

Walking distance to St Bartholomew's school & town centre



A good sized three bedroom detached requiring modernisation and with a terrific amount of scope in a desirable non-estate location close to Haslemere town centre.

THE PROPERTY

Lynton was built in the 1950's in a generous plot and set back from this popular lane. The location is both close to the town centre and countryside, ideal for a young family and commuters. The property does require modernisation and also has scope and space to enlarge subject to planning permission, the accommodation has good balance of living and bedroom space and on the ground floor features a spacious hall which leads both into the living room and study. The dining room is off the living room and has double doors opening on to the east facing rear garden. The kitchen/breakfast room was a later single storey addition to the house and also has a door onto the garden. There are 3 good sized double bedrooms on the first floor, all of them have either fitted or built in wardrobes and are complimented by the family bathroom.



GARDEN AND GROUNDS

The property is approached by its driveway leading to the attached garage and pathway accessing the entrance porch. There is level front lawn and side access to the rear garden which is level east facing and established with well stocked flower and borders and areas of lawn.

SITUATION

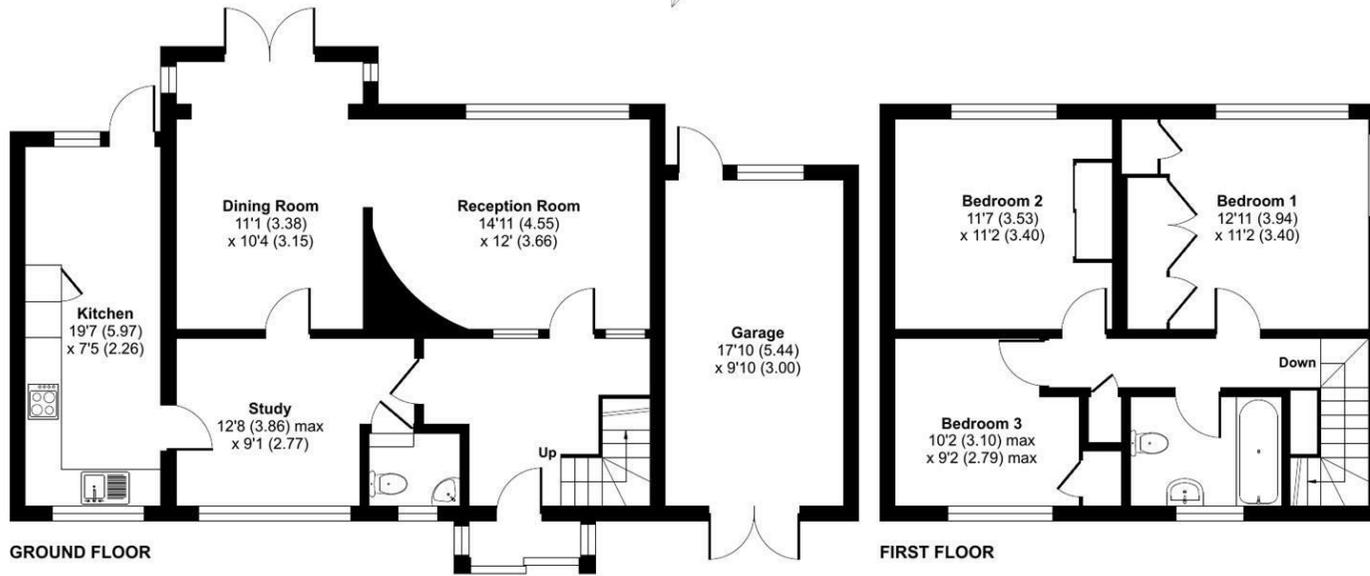
Haslemere Town Centre provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee shops/cafes. The main line station offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket 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.

High Street 0.5 miles
Main line station 0.7 miles
A3 access at Hindhead 5 miles
A3 access at Milford 7.5 miles
Godalming 9 miles
Guildford 15 miles

All distances approximate

High Lane, Haslemere, GU27

Approximate Area = 1322 sq ft / 122.8 sq m
 Garage = 175 sq ft / 16.2 sq m
 Total = 1497 sq ft / 139 sq m
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1124051

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band F

SERVICES

Mains water, electricity, mains drainage
 gas central heating

18th October 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	52	
(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

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DIRECTIONS

From our office in Haslemere High Street proceed north towards Grayswood turning left after a short distance into Church Lane. Continue over the railway bridge and up into High Lane where the property will be found on the right hand side just after the turning to Chatsworth Avenue.

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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MAYFAIR OFFICE
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