



Bunch Lane, Haslemere, Surrey
Guide Price £1,200,000

CLARKE  GAMMON
1919

Orchard Rise

BUNCH LANE HASLEMERE SURREY GU27 1ET

Guide Price £1,200,000 Freehold

An established detached house offering tremendous potential, tucked away in an elevated position within private gardens of 0.46 acre, in one of Haslemere's most desirable roads.

Orchard Rise was constructed in 1959 and comes to the market for the first time since then. The property occupies an established position, tucked away in a small close in Bunch Lane which is one of the most desirable locations in Haslemere, as it enjoys being part of the countryside, yet is an easy level walk of the main line station.

There is a good sized entrance hall with cloakroom off which leads to the lounge/dining room that has an open fireplace, herringbone oak flooring and a sunny aspect with views over the garden. A single storey extension to the side of the house provides a spacious family room, again enjoying a sunny aspect and views over the garden. The kitchen is original but well maintained. There are five bedrooms in all with bedroom five, that has direct access onto the garden, currently being used as a home office.

Externally, there is parking for numerous cars and two single garages attached to either side of the house. The gardens are an undoubted feature and are found in two areas separated by a mature and well maintained beech hedge. The upper area is laid to lawn with mature trees and established boundaries, the lower area has a large sun terrace adjoining the house and lawn with a feature pergola and wisteria. The whole enjoys a high degree of privacy and a sunny southerly aspect.

There is undoubted potential for further enlargement and adaptation of the accommodation subject to planning.

- **Hall and cloakroom**
- **Family room**
- **Four bedrooms and bathroom**
- **Parking and two garages**
- **0.46 acre plot**
- **Lounge/dining room**
- **Kitchen**
- **Bedroom five/home office**
- **Mature and private setting**
- **South facing sunny gardens**

CG HASLEMERE

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Local Authority: Waverley Borough Council Tax Band G

Services: All main services









SITUATION

Orchard Rise enjoys a non-estate, tucked away location off Bunch Lane. 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 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. 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.




DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street. Continue until reaching St Christopher's Green on your right. Turn right and at the junction continue straight over into Bunch Lane and the lane leading to the property will be found on the left hand side after about 500m. Orchard Rise is the first house on the left once in the lane.

Weyhill shops and amenities 0.3 mile
Main line station 0.5 mile
Town Centre 1 mile
A3 access at Hindhead 3.2 miles
Guildford 17 miles

All distances approximate

3rd January 2023 SRC/dr

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

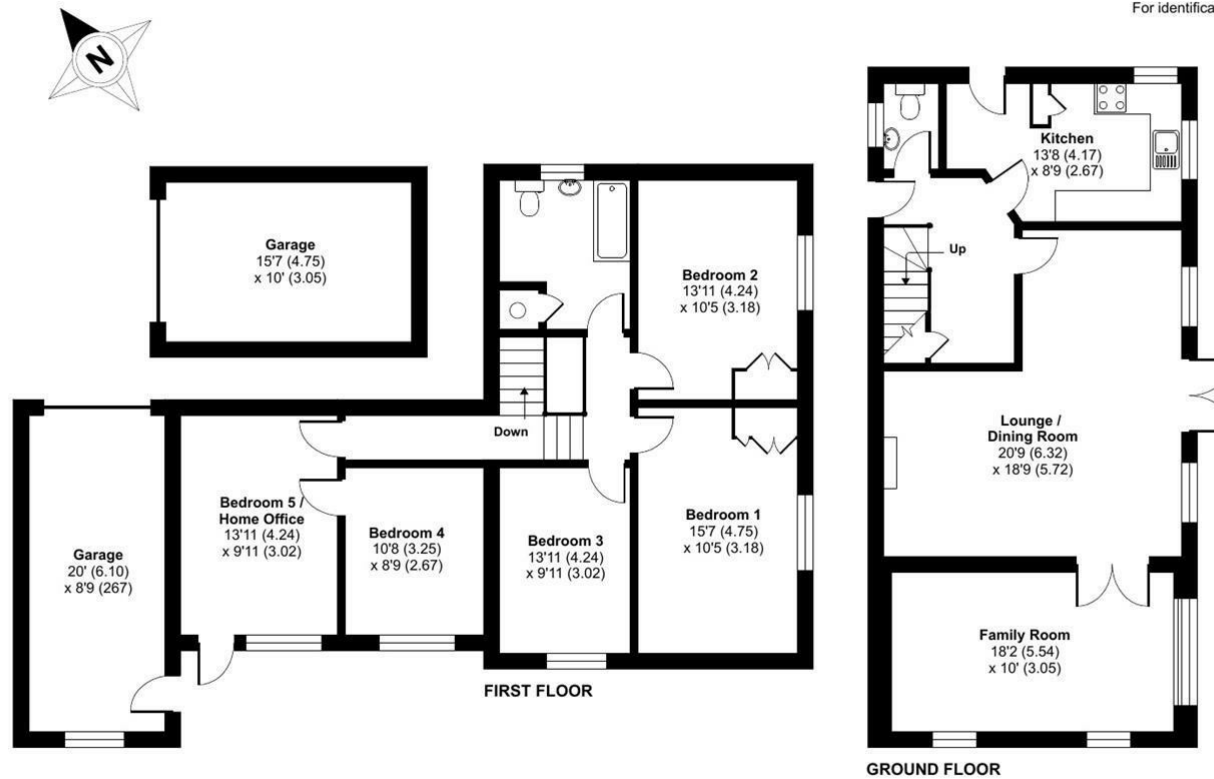
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Approximate Area = 1819 sq ft / 168.9 sq m

Outbuilding = 159 sq ft / 14.8 sq m

Total = 1978 sq ft / 183.8 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). © ntechcom 2022. Produced for Clarke Gammon. REF: 864634

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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