



29 Lower Hanger, Haslemere, Surrey GU27 1LU  
Freehold

CLARKE  GAMMON

## 29 LOWER HANGER HASLEMERE GU27 1LU

Terraced House      Downstairs WC

Newly installed (March 2025)      Double glazed  
gas condensing  
combination boiler

Wooded outlook

Catchment are for  
Shottermill Primary School &  
Woolmer Hill Secondary  
School

Cupboards/Wardrobes in  
bedrooms 1 & 2

Freehold

Private garden

Loft ladder



**Set within an established  
residential road on the elevations  
of Haslemere.**



### THE PROPERTY

Perfect for either a first-time buyers or investor a smartly presented three-bedroom terraced home with a remodelled ground floor layout offering an open plan kitchen/dining room with greatly improved natural light and access to garden.

On the ground floor there is modern durable flooring running from the hall through into kitchen/dining area, whilst off the hall there is a useful WC and under-stairs cupboard providing practical storage space. Throughout there is double glazing and gas central heating. Upstairs, there is a modern white fitted family bathroom suite, three good sized bedrooms and wooded views to the front. The master bedroom overlooks the rear garden and benefits from a cupboard, the second also benefits from a built-in wardrobe and airing cupboard whilst third bedroom also overlooks the rear garden.



## 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 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.

## THE GROUNDS

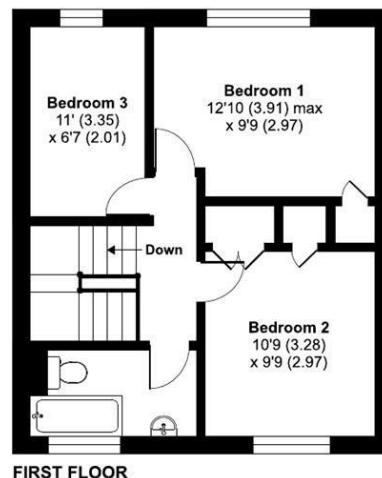
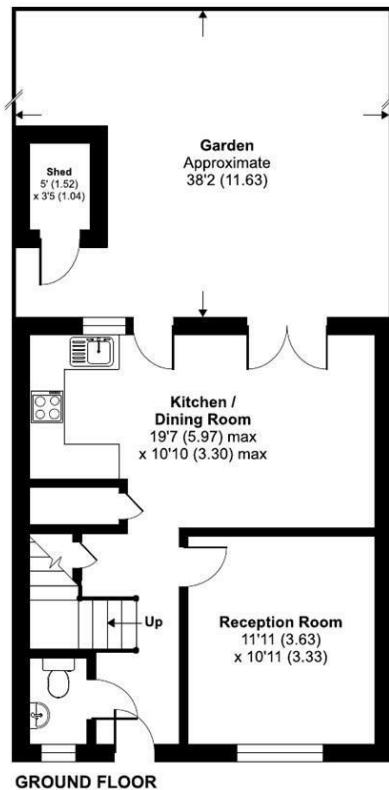
The outside space has front/rear gardens providing a private aspect whilst the rear garden has patio and lawn including a brick-built cupboard, perfect for outdoor storage or gardening tools. The garden is ideal for outdoor recreation/socialising whilst a secure rear gate provides access to a communal recreational space and parking.

Weyhill shops and amenities 1 mile  
Haslemere main line station 1.5 miles  
Haslemere High Street 2 miles  
A3 access at Hazel Grove interchange 1.6 miles  
Guildford 15 miles

All distances approximate

## Lower Hanger, Haslemere, GU27

Approximate Area = 946 sq ft / 87.9 sq m  
 Shed = 17 sq ft / 1.6 sq m  
 Total = 963 sq ft / 89.5 sq m  
 For identification only - Not to scale



### LOCAL AUTHORITY

Waverley

### COUNCIL TAX

Band C

### SERVICES

Mains water, electricity, mains drainage  
 gas central heating

14th August 2025

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		73
(69-80) C		
(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

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2025. Produced for Clarke Gammon. REF: 1263758

### CG HASLEMERE OFFICE

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### 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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HASLEMERE OFFICE  
 T: 01428 664 800

LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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 **MAYFAIR**  
OFFICE GROUP

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