



**Greenways, Hill Road, Haslemere, Surrey, GU27 2JP**  
**Freehold**

CLARKE  GAMMON

## GREENWAYS HILL ROAD HASLEMERE SURREY GU27 2JP

Striking modern family home

Stylish open plan contemporary layout

Kitchen/family/dining room

Stunning views

South facing rear garden and loggia

Main bedroom with dressing room and brand new en-suite

Three further bedrooms

Living room and playroom/bedroom five

Family bathroom

Quiet location



**A spacious and striking modern family home in a fabulous elevated and quiet position with stunning views over Haslemere Town Centre towards Hindhead Common.**

### THE PROPERTY

Greenways enjoys a fantastic location towards the end of Hill Road and is centrally set and elevated within its plot with a south facing rear garden and stunning views to the front. Originally built in the late 1960s, the property has been enlarged and almost completely remodelled into a striking and stylish contemporary home having nearly 2,800 sq ft of accommodation. Strategically placed skylights and expansive windows create a light and airy environment; in particular the superb central kitchen/family/dining room enjoying the views to the front, a sliding door to the rear garden and bespoke kitchen by Roundhouse Design. Off this central space are the living room with vaulted ceiling and playroom/bedroom five which has wardrobes/cupboards and an en-suite shower and along with the living room and dining area has underfloor heating. An inner hall/library gives the bedrooms separation from the main living space. Bedroom one has a dressing room and brand new en-suite bathroom, due to be completed by mid November 2023. Bedrooms two, three and four all have wardrobes and are complemented by the family bathroom.



## THE GROUNDS

Set back from Hill Road off a small section of shared driveway, the drive to Greenways itself intersects the front lawn with established hedge boundaries to either side. To the rear is an almost full width paved sun terrace with steps leading up to the raised lawn which enjoys a southerly aspect, established boundaries, a large specimen oak tree and a covered loggia which can be off the playroom/bedroom five.

NB: Garage application successful in 2017, has now expired please see reference on Waverly Borough Council website: WA/2017/1849 - Valid From 29/09/2017

## 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.

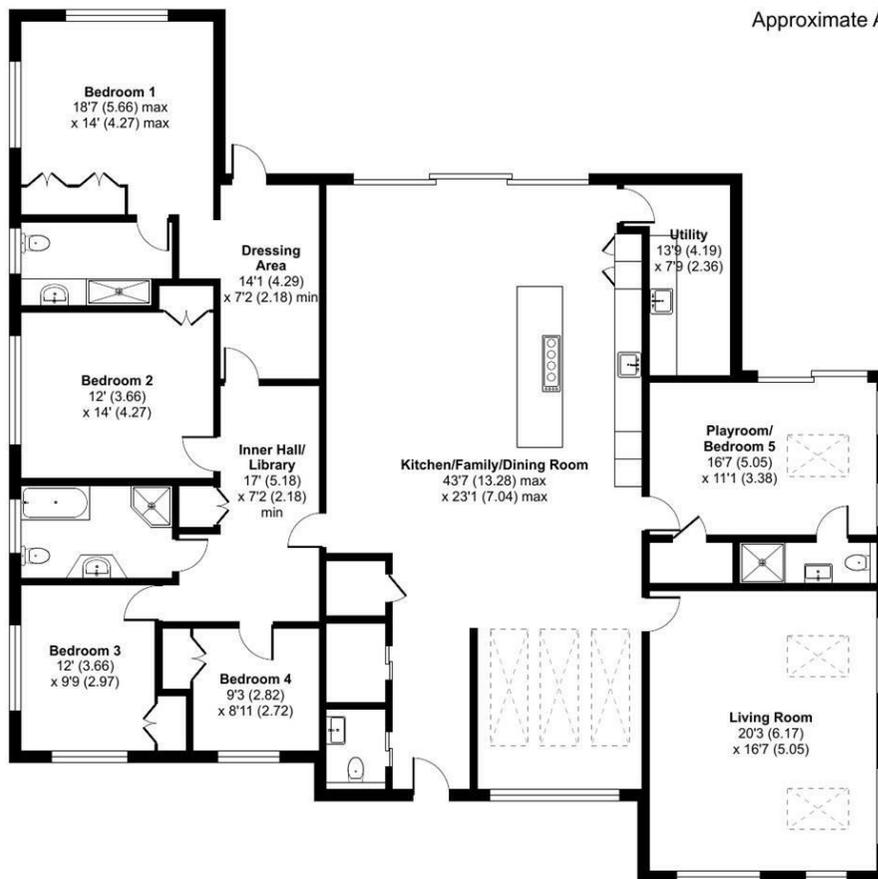
High Street on foot 0.5 miles  
Main line station on foot 0.8 miles  
Weyhill (Tesco and M & S Food) 1.2 miles  
A3 access at Hindhead 4 miles  
A3 access at Milford 8 miles  
Guildford 14 miles

All distances approximate

# Greenways, Hill Road, Haslemere, GU27

Approximate Area = 2770 sq ft / 257.3 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 2023. Produced for Clarke Gammon. REF: 1050652

## LOCAL AUTHORITY

Waverley Borough Council

## COUNCIL TAX

Band G

## SERVICES

All main services, gas fired central heating and partial underfloor heating, double glazing

27th January 2025

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>	75	80
(55-68) <b>D</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

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## DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall then turn 2nd left up Shepherds Hill (A286 Midhurst). At the crossroads at the top of the hill turn left into Hill Road and continue on until almost the end of the road and the driveway will be found on the right hand side.

## 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

