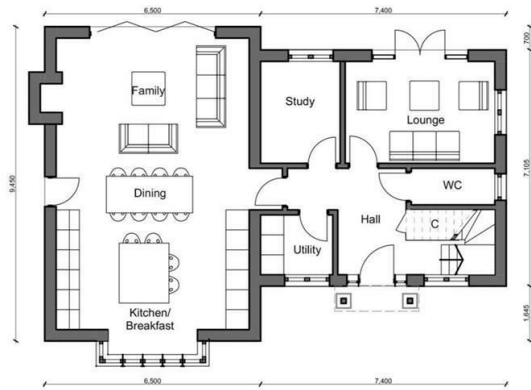




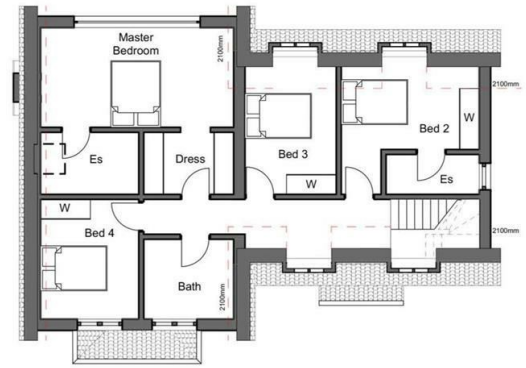
**PLOT 3 DEERWOOD WOOLMER HILL ROAD HASLEMERE SURREY GU27 1QA
GUIDE PRICE £1,100,000 FREEHOLD**

**BRAND NEW DETACHED HOUSE OF 2,056 SQ FT
GUEST BEDROOM WITH EN-SUITE
FAMILY BATHROOM
OPEN PLAN KITCHEN/DINING/FAMILY ROOM
GARDENS AND PARKING**

**MAIN BEDROOM WITH DRESSING AREA AND EN-SUITE
TWO FURTHER BEDROOMS
LOUNGE AND STUDY
UTILITY ROOM
10 YEAR ICW WARRANTY**



GF-Ground Floor



01-First Floor

GIA total: 191sqm/2056sqft

THE PROPERTY

Conveniently situated close to Woolmer Hill School and just a short drive from the A3 Hazel Grove interchange, a fabulous BRAND NEW detached family home created by CY Homes.

SPECIFICATION INCLUDES

- 10-year ICW warranty
- Oak veneer doors
- Fully fitted contemporary kitchens fitted with Glacier White Corian worktops and Seimens or Neff appliances
- High quality bathrooms
- Underfloor heating to the ground floor
- Radiators to the first floor
- Air source heat pump
- Car charging point
- Cat 5 wiring
- Fibre broadband
- Grey tiled oak effect floors
- Bedrooms carpeted
- Lawned gardens
- Block paved parking areas

SITUATION

It is near to Weyhill, Haslemere, Tescos 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 and continue on passing the railway station and through Weyhill. Proceed over the traffic lights by Tesco then take the 4th left into Critchmere Hill. Continue down the hill and up the other side where Deerwood will be found on the right opposite the turning to Hatchetts Drive on the left.

CG HASLEMERE OFFICE

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk