



Pear Tree House, 84 High Street, Haslemere, Surrey GU27 2LA
Guide Price £1,250,000 Freehold

CLARKE  GAMMON
1919

**PEAR TREE HOUSE 84 HIGH STREET
HASLEMERE SURREY GU27 2LA
Guide Price £1,250,000**

Well-presented character detached family house

Town centre location

Short walk to High Street shops and Station

Four double bedrooms & Three bathrooms

Fabulous 24ft vaulted kitchen/breakfast room

Triple aspect sitting room with fireplace and wood burner

Family room/Dining room/Study

Double glazing & Gas central heating

Parking for at least three cars

Beautiful walled gardens



An attractive and well-presented character four-bedroom family home in an unrivalled town centre location, just a short walk from Haslemere's High Street shops and National Trust at Swan Barn Farm.

THE PROPERTY

Pear Tree House is located just off Haslemere's High Street and adjacent to Haslemere Museum. The original part of the house is thought to be from the 1920's arts & crafts era, with the fabulous double height vaulted ceiling kitchen/breakfast room converted from an adjoining Victorian coach house. The 24ft kitchen/breakfast room was refitted in 2020 with a superb range of bespoke handmade units, featuring quartz worktops, integrated appliances including a Falcon range cooker and an island topped by a beautiful piece of four-hundred-year-old Scottish oak. Elsewhere, on the ground floor is a triple aspect sitting room with a bay window overlooking the garden and an impressive fireplace with a wood burner. There are three further reception rooms including a family room, dining room and study. On the first floor are four well-proportioned double bedrooms with bedrooms one and two having en-suite bathrooms, with a family shower room servicing bedrooms three and four, with bedrooms two, three and four all having built-in wardrobes. Other features to note, include stripped and treated oak internal doors, double glazed windows, gas central heating and dark engineered oak wooden floors in the kitchen/breakfast room, family room, dining room and study.



THE GROUNDS

Pear Tree House is accessed just off the High Street and has a shingle driveway with parking for at least two cars and a further parking space in a small layby to the front. The beautifully maintained walled gardens feature a west facing sundeck, raised just above the level lawns, the name would suggest there is an ancient pear tree, numerous other fruit trees including apple, apricot, fig and quince. Attractive borders are planted with a number of mature specimen Acer's and there is a fishpond framed by more Acer's and Hosta's. Timber garden store and log store and to the rear an easterly facing courtyard with Astro turf, the perfect area for children to play in.

SITUATION

Haslemere Town Centre provides a comprehensive range of shops and boutiques including Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee bars, together with Waitrose. 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, Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere Recreation Ground all provide sports and leisure facilities and 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.

Main line station 0.6 miles on foot
Weyhill amenities 1 mile
A3 access at Hindhead (south) 4 miles Milford (north)
6 miles
Godalming 8 miles
Guildford 14 miles

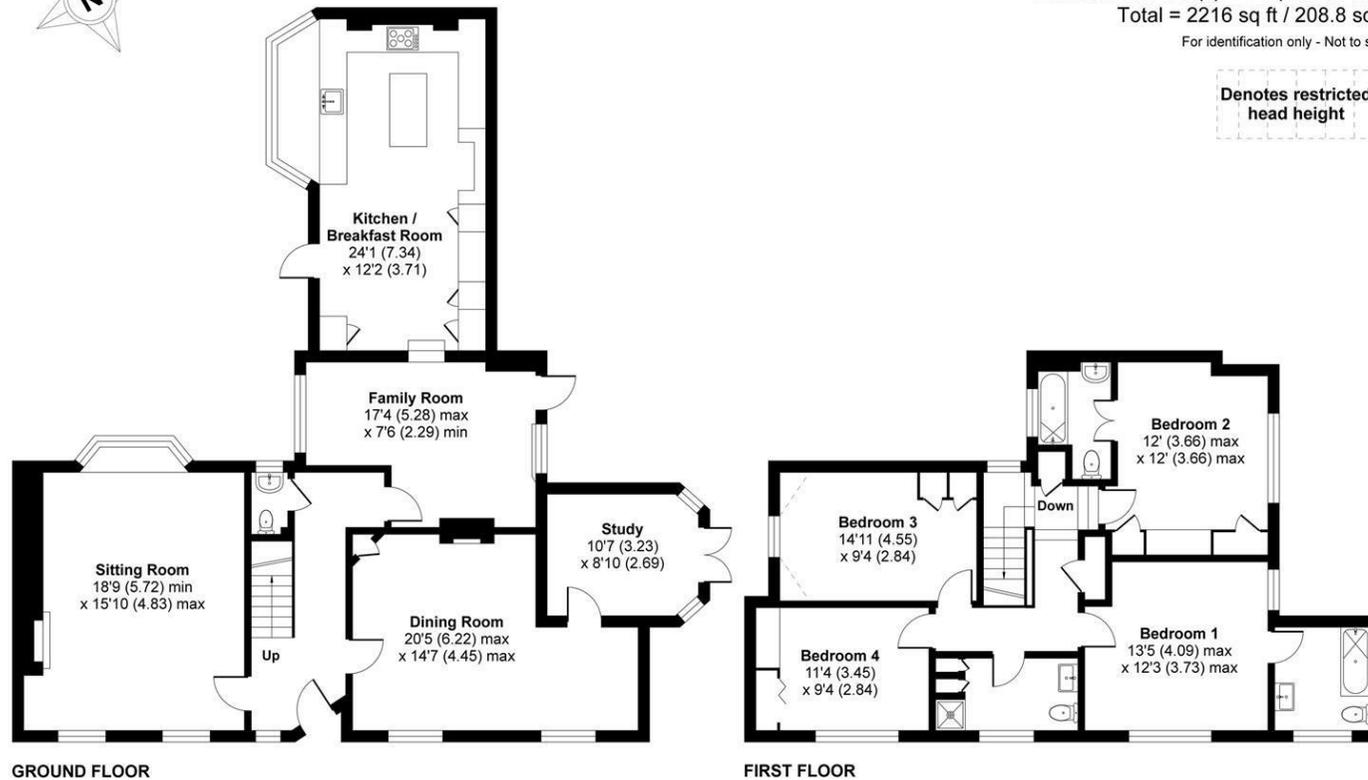
All distances approximate



High Street, Haslemere, GU27

Approximate Area = 2208 sq ft / 205.1 sq m
 Limited Use Area(s) = 8 sq ft / 0.7 sq m
 Total = 2216 sq ft / 208.8 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Clarke Gammon. REF: 757554

LOCAL AUTHORITY
 Waverley Borough Council

COUNCIL TAX
 Band G

SERVICES
 Mains water, electricity, mains drainage
 gas central heating

20th December 2021 PM/dr

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		53	
(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 and the property will be found on the right hand side shortly after Haslemere Educational Museum.

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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