



51 Lower Road, Grayswood, GU27 2DR

Guide Price £499,995 - Tenure: Freehold

51 Lower Road

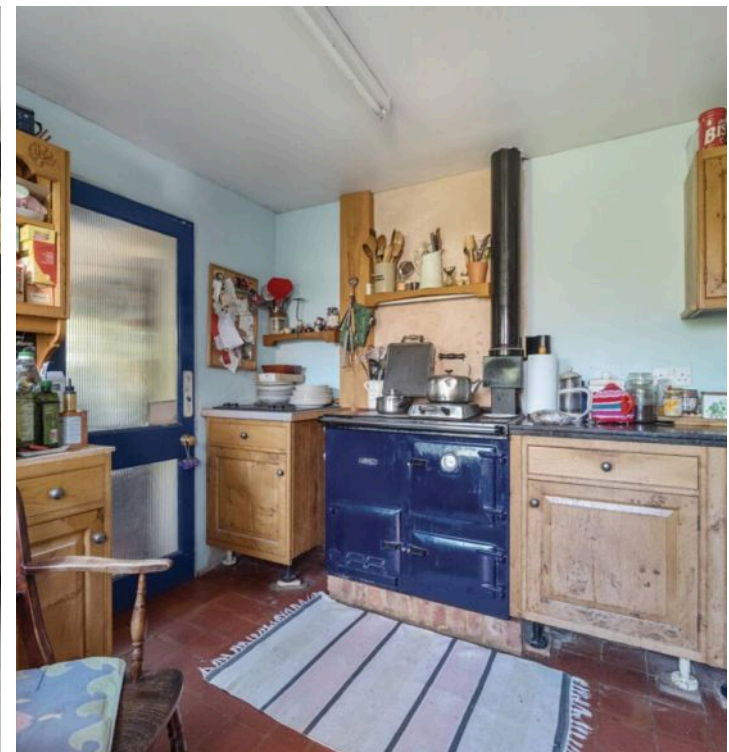
Grayswood, Haslemere

- Popular Village Setting
- Period Halls Adjoining Semi-Detached Home
- Potential To Extend (Subject to the necessary consents)
- Fantastic Potential To Update & Modernise
- Sitting Room With Log Burner
- Rear Aspect Dining Room
- Three Bedrooms
- Upstairs Bathroom
- Southerly Aspect Rear Garden
- Garden Workshop

An attractive 'halls adjoining' semi-detached period home enjoying a most convenient position within a few minutes' walk of the primary school which sits to the eastern side of the village green.

The property, which has accommodation arranged over two floors, offers wonderful potential. The cosy front living room has a log burner. The dining room, has a window to the rear. The kitchen does need updating but provides excellent storage, from the kitchen there is also side access to the rear garden and to the downstairs utility area and cloakroom.

From the hallway a staircase leads to the first floor where there are three great sized bedrooms and a good sized family bathroom. There is also a loft area, used as a hobby space by the current owners.



51 Lower Road

Continued Text & Services

Outside: The pretty southerly aspect rear garden and patio leads on to a level lawn with shrub borders, there is a side return which could accommodate an extension (subject to the usual consents – the current owners do have some plans drawn up, that are available on request). Completing the outside space to the rear is a garden workshop with light and power. To the front is a small garden and path to the front door.

Mains: gas, electric, water, and drainage (as advised by our vendor)

Broadband and Mobile services: Visit checker.ofcom.org.uk

Waverley Borough Council Tax Band: E (£3001.82)

EPC RATING: E

Directions:

SATNAV: GU27 2DR What3Words
[///ripen.advantage.cook](https://www.what3words.com/ripen.advantage.cook)

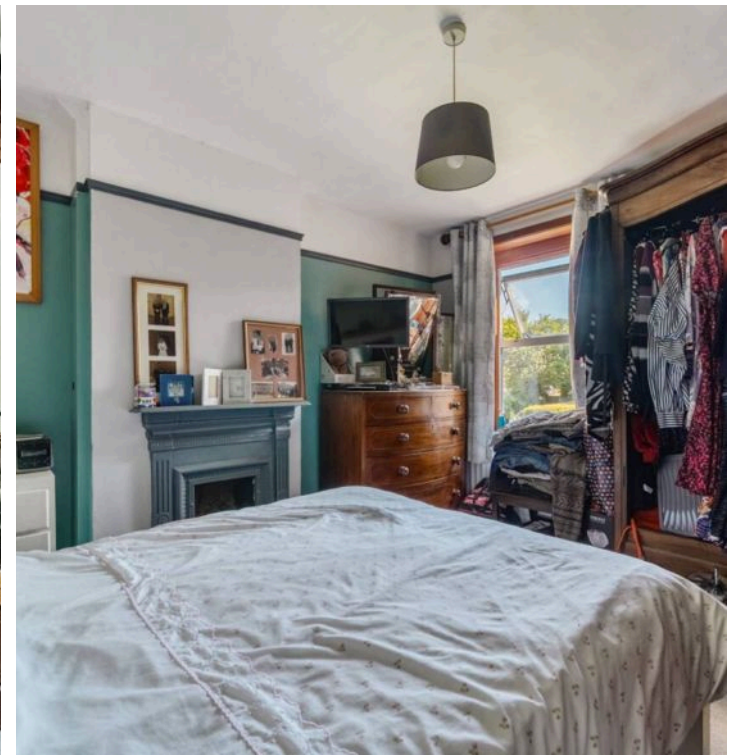
Instagram: Follow us @haslemerepropertyclub

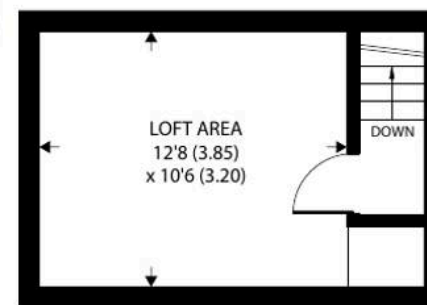


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Location

Located in the very popular village of Grayswood lying about one mile to the north of Haslemere with a pretty village green, modern sports pavilion/hall, outstanding primary and junior school (Grayswood is a village school with small classes. We understand there is only one class per year), church and public house and surrounded by delightful countryside, that is ideal for outdoor pursuits including local walks, bike trails, horse riding etc . Haslemere is an attractive town with a good range of independent shops and boutiques, Waitrose and Tesco supermarkets, M&S Food Hall, restaurants and coffee houses and an excellent Health Centre. There are good road links to London and the south coast and Haslemere mainline station offers a fast train service to London Waterloo in around 49 minutes. There are excellent schools locally both state and private, for all ages and leisure facilities including The Haslemere Leisure Centre.





51 Lower Road, Grayswood, Haslemere

Approximate Area = 1019 sq ft / 94.7 sq m

Loft = 166 sq ft / 15.4 sq m

Total = 1185 sq ft / 110 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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Henry Adams - Haslemere

Henry Adams LLP, Georgian Court, High Street, Haslemere - GU27 2LA

01428 644002

haslemere@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.