



6, St. Georges Wood, Grayswood Road, Haslemere, GU27 2BU

Guide Price £350,000 - Share Of Freehold

 **Henry Adams**  
estate agents

# A bright and characterful two-bedroom apartment in a converted Edwardian house, with communal gardens, garage and parking, located just over half a mile from the High Street and station.

- First Floor Edwardian Conversion
- Lovely Sitting/Dining Room With Feature Fireplace
- Two Double Bedrooms
- Kitchen With Windows Overlooking The Grounds
- Share Of Freehold
- Character Features
- Convenient For Haslemere High Street
- Garage With Power
- Delightful Communal Grounds
- Residents & Visitor Parking

6 St Georges Wood is a bright and characterful apartment forming part of an attractive converted Edwardian house, set within well-maintained communal gardens bordered by woodland.

Located just over half a mile from the High Street, the apartment enjoys a private first-floor entrance leading into an inviting hallway with access to all principal rooms. The accommodation comprises a generous sitting/dining room, a modern kitchen with pleasant rearward views, two well-proportioned double bedrooms and a well-appointed bathroom.

Further benefits include a single garage with power, an additional allocated parking space and ample visitors' parking.

Overall, this is an excellent apartment, ideal as a convenient 'lock-up-and-leave' or for those seeking easy access to the High Street and mainline station.

## Location & Directions

The property lies a little over half a mile from Haslemere High Street and is approximately a 20-minute walk from the mainline station, which offers a fast and frequent service to London Waterloo in around 49 minutes. Haslemere is a highly regarded and attractive town, known for its excellent range of independent shops and boutiques, restaurants, cafés and popular pubs and bars, including The White Horse, The Swan and Coppa Club, all within easy walking distance.

The surrounding area is rich in outdoor amenities, with extensive National Trust land and Areas of Outstanding Natural Beauty nearby, criss-crossed by scenic footpaths. There are also excellent golf courses in Hindhead and Liphook, along with leisure facilities including Haslemere Leisure Centre.

Practical features include recently installed double-glazed windows (fitted by the previous owner only a few years ago), full-fibre broadband delivering speeds in excess of 900 Mbps via EE, and a gas boiler that has been serviced annually, most recently in December 2025, with no reported issues. Pets may be permitted subject to approval, with both dogs and cats already present within the building.

SATNAV: GU27 2BU

what3words: ///include.herds.haircuts

## Services & Lease Notes

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

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

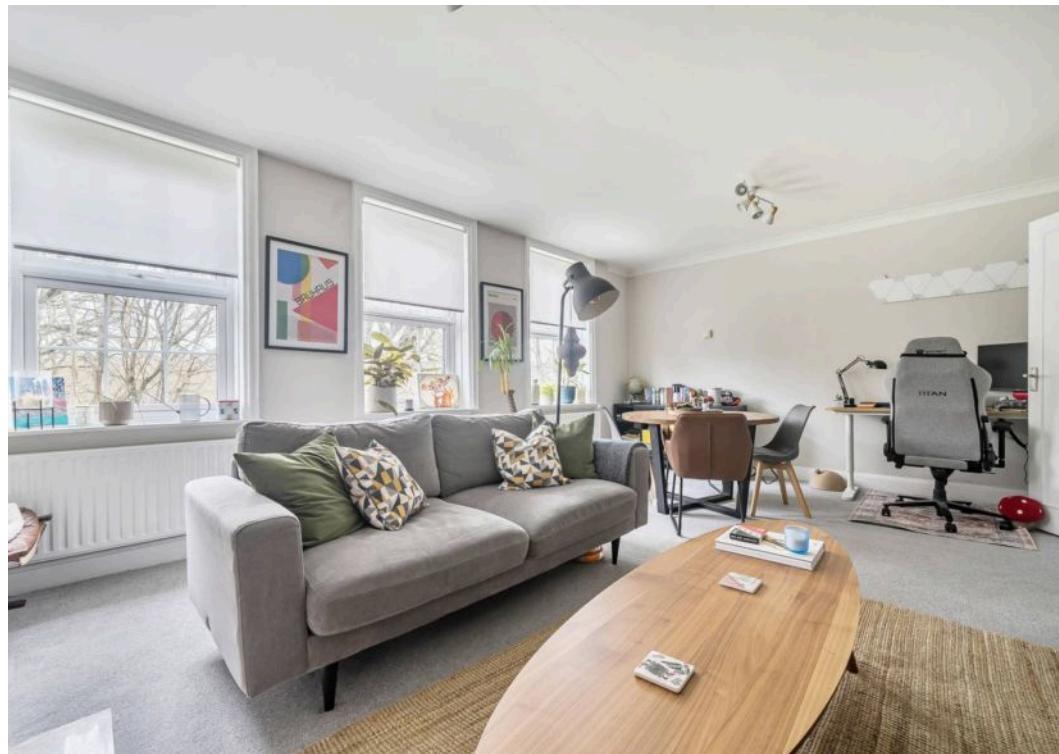
We are advised by our vendors that the property is share of freehold and the details are:

Lease Length: Believed to be around 978 years remaining

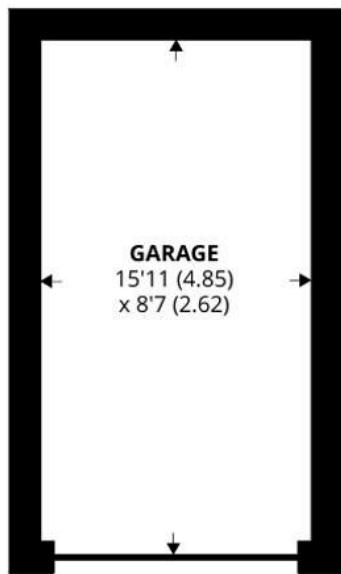
Maintenance Charge: Currently circa £3107.88 per annum

Waverley Borough Council: Tax Band: D (£2,345.35)

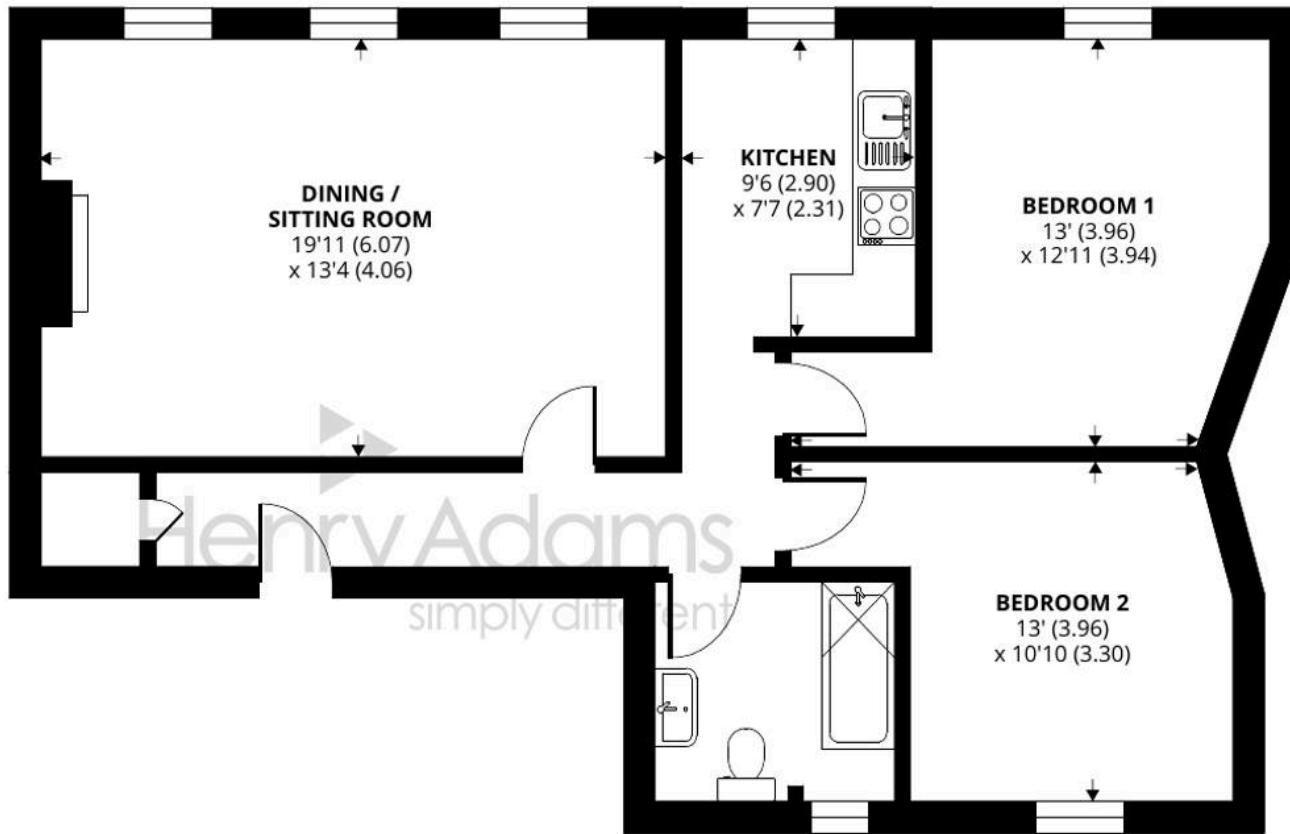
EPC Rating: C







**GARAGE**  
15'11 (4.85)  
x 8'7 (2.62)



## Flat 6, St. Georges Wood, Grayswood Road, Haslemere

Approximate Area = 785 sq ft / 72.9 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 923 sq ft / 85.7 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). ©nchecom 2022.  
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## Henry Adams - Haslemere

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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