



## 'South House' Old Haslemere Road, Haslemere - GU27 2NN

Guide Price £800,000 - Freehold



## A wonderful opportunity for a four bedroom home in need of refurbishment, set in a prime town position.

- Period Semi-Detached Home
- Potential To Remodel & Extend Subject To The Usual Consents
- Four Bedrooms
- Kitchen & Adjoining Utility Room
- Three Reception Rooms
- Garage, Studio & Storage Space
- First Floor Bathroom & Separate W.C.
- Mature Gardens & Greenhouse
- Gravel Driveway For Two Cars
- No Onward Chain

A character four bedroom, one bathroom semi detached home that combines period charm with generous living spaces, in need of updating. This is a fabulous opportunity for those looking to create a property to their own taste.

The accommodation now requires a complete refurbishment and redesign but offers a bright and spacious feeling comprising; an entrance hall with quarry tile flooring, leading to a dining room again with quarry tiles and a feature fireplace and window to the front. There is then a kitchen and utility room, which could potentially be made into one space if desired. A central study then leads to the living room with French doors that open to the garden.

Upstairs from the landing are four bedrooms, a bathroom and a separate W.C.

Outside to the front is a gravel driveway with parking for two cars and this gives access to the garage (that would also require refurbishment). Predominately surrounded by hedging, the rear garden enjoys a sunny aspect with lawn, mature trees and planting. There is also a greenhouse, coal shed, outside W.C. and a studio providing great scope for further development (STPP).

In summary, a super opportunity within the town to create a fabulous home and even develop further, subject to the relevant building and planning consents.

## Services & Directions:

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

Mains: Gas, electric, water and drainage (As advised by our clients)

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Waverley Borough Council Tax Band 2026/27: Band F (ETBC)

EPC RATING: D

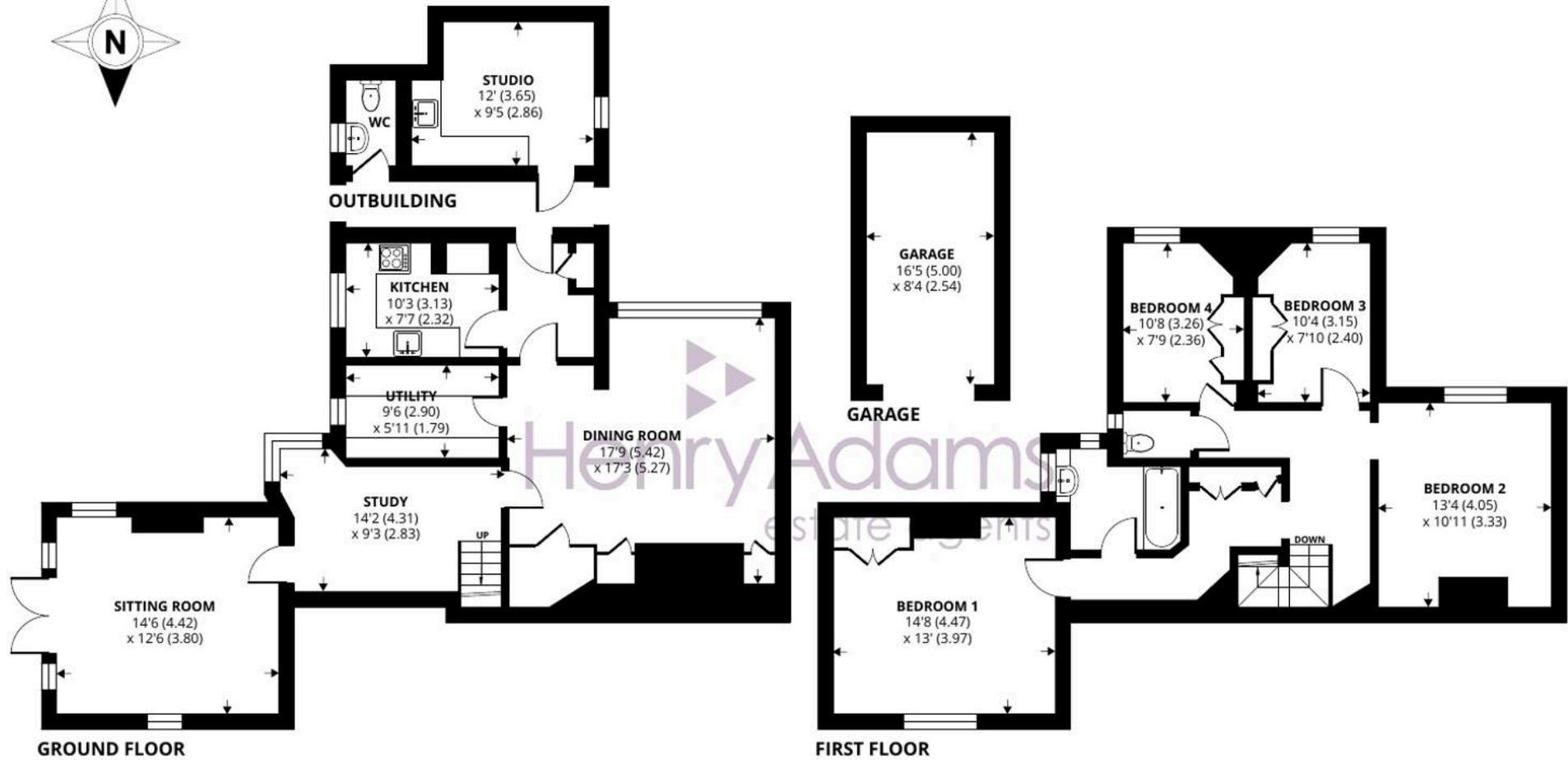
## Location:

Haslemere is a vibrant and popular town with many shops, cafes, restaurants and public houses. There are two hotels; The Georgian House Hotel/Coppa Club which is situated in the picturesque High Street, and the Lythe Hill Hotel (approx. 2 miles east). There are three supermarkets; Waitrose just off the High Street, Tesco and an M&S Food Hall are situated in Weyhill. There are many highly regarded schools namely; Amesbury, St Edmunds, Highfield, Woolmer Hill, plus local village schools. The mainline station offers a fast service to London, Waterloo (49 minutes), and there are good road links via the A3 at Hindhead to the M25 (J10 at Wisley).

*Instagram: Follow us @haslemerepropertyclub*







## Old Haslemere Road, Haslemere, GU27

Approximate Area = 1567 sq ft / 145.5 sq m

Garage = 137 sq ft / 12.7 sq m

Outbuilding = 122 sq ft / 11.3 sq m

Total = 1826 sq ft / 169.5 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). © natchecom 2026. Produced for Henry Adams. REF: 1420995





## 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