



1 St. Stephens Close, Haslemere, Surrey, GU27 1NT

Guide Price **£445,000** - Freehold

A well-proportioned Three Double Bedroom Semi-detached home offering generous South West facing Gardens, Garage, Driveway Parking and exciting Potential to Modernise and Extend (STPP)

- Private South West Facing Garden
- Patio Area For Al Fresco Dining
- Off-Street Parking For 2 Cars & Integral Garage
- Within Easy Walking Distance To Wey Hill
- Modern Kitchen With Granite Countertops
- Integrated Kitchen Appliances
- Open Plan Living & Dining Area
- Parquet Flooring In Entrance Hallway & Living/Dining Room
- Bright, Light, & Airy Throughout
- Potential To Modernise & Extend (STPP)

1 St Stephen's Close presents an exciting opportunity to acquire a well-proportioned three-bedroom semi-detached home, offering comfortable accommodation that is ready to move into while providing excellent scope for modernisation and personalisation. Occupying a generous plot, the property also offers potential to extend, subject to the necessary planning permissions, making it an ideal purchase for those looking to create their long-term family home.

The ground floor offers a bright and spacious living and dining room, with large windows allowing an abundance of natural light to fill the space and creating a warm and welcoming atmosphere. A Patio door opens onto the rear South West facing garden, providing a seamless connection between the indoor and outdoor spaces and making the room ideal for both everyday family living and entertaining. The kitchen is practical and well laid out, offering ample storage and workspace, with direct access to the side of the property and rear garden.

Upstairs, the property comprises three well-proportioned double bedrooms, all benefiting from good natural light and offering flexible accommodation for families, guests or those working from home. The family bathroom is a great size and whilst functional, it would benefit from updating/modernising.

Externally, the generous rear South West facing garden is a particular feature of the property, enjoying a combination of lawn, mature planting and patio areas, providing a wonderful outdoor space for children, gardening enthusiasts or summer entertaining. The size of the plot also offers exciting potential for extension, subject to the necessary planning consents.

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To the front, the property enjoys a driveway parking and an attached garage, providing excellent off-road parking and useful storage. The established setting and mature surroundings further enhance the property's appeal.

N.B. We are advised by our client that there is spray foam insulation within the loft space. Please check with your mortgage provider/broker on the ability to gain lending before proceeding to make an offer.

Services:

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

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

Waverley Borough Council Tax Band: D (£2,578.79)

EPC: C

Location:

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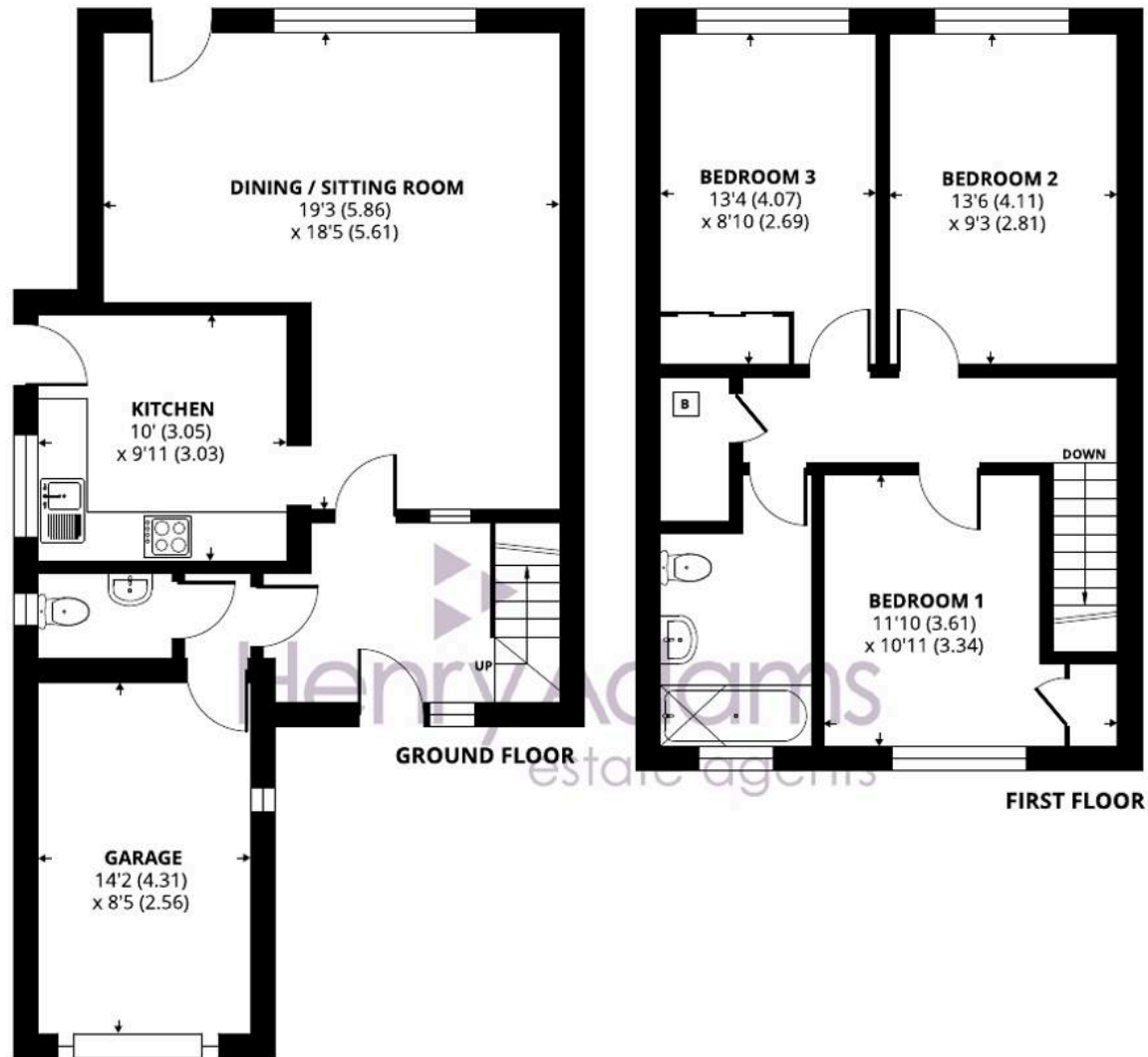
1 St Stephen's Close enjoys a peaceful position within a well-established residential cul-de-sac, conveniently located just over half a mile from Wey Hill, where an excellent selection of independent shops, cafés, restaurants, supermarkets and everyday amenities can be found. Haslemere's historic High Street is also within easy reach, offering a charming mix of boutiques, eateries and local businesses. Haslemere mainline railway station is approximately one mile away and provides a fast and regular service to London Waterloo in around 48 minutes, making the property an excellent choice for commuters. The nearby A3 is easily accessible, offering convenient road links to London, Guildford, Portsmouth and the south coast. The area is particularly well regarded for its excellent choice of schools, catering for all ages in both the state and independent sectors. Recreational facilities are plentiful, including The Edge Leisure Centre and Haslemere Leisure Centre, together with a variety of sports clubs, golf courses and tennis facilities.

Surrounded by the stunning countryside of the Surrey Hills National Landscape and the South Downs National Park, Haslemere offers an exceptional lifestyle for those who enjoy the outdoors. Numerous walking, cycling and riding routes can be found nearby, with many acres of beautiful National Trust land, including Hindhead Commons and the Devil's Punch Bowl, all within easy reach.









St. Stephens Close, Haslemere, GU27

Approximate Area = 1049 sq ft / 97.4 sq m

Garage = 121 sq ft / 11.2 sq m

Total = 1170 sq ft / 108.6 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 2026. Produced for Henry Adams. REF: 1457708



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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