



**Pitfold Avenue, Haslemere,
Price Guide £749,950 Freehold**

CLARKE  GAMMON

1 PITFOLD AVENUE
HASLEMERE GU27 1PN

Price Guide £749,950

Turn of century detached House.

West facing rear Garden.

Updated and extended.

Ground floor Cloakroom.

Popular residential area of Haslemere.

3/4 Bedrooms.

No chain.

Double Garage and parking.

Underfloor heating on ground floor.

New floors and carpets.

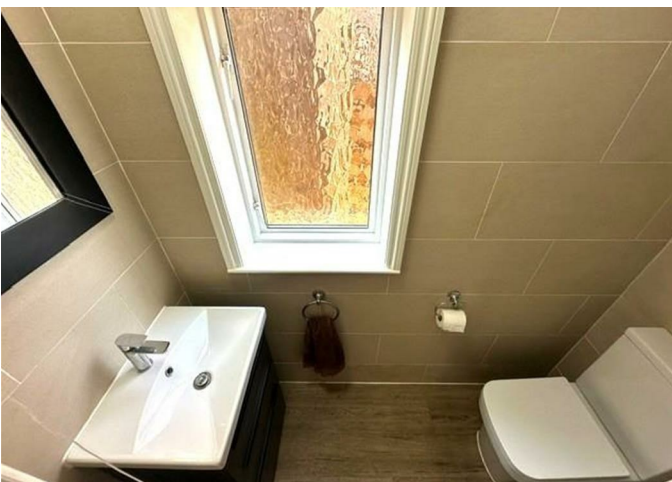


A mature detached House built around the turn of last century but now modernised and updated, located very conveniently for Woolmer Hill school and Camelsdale.

THE PROPERTY

The property has been cleverly extended and now provides a super open plan reception space with a snug area, lots of space for living and dining and with an up to date Kitchen with extensive cooking and storage space. This room enjoys bi-fold doors that open to the back and it's a lovely sunny and bright space.

The Hallway is generous and there's a Living Room on the front which could be used as a further Bedroom and a ground floor Cloakroom/WC. Upstairs, there are 3 good sized Bedrooms and a refitted Bathroom, the Master having fitted wardrobes.



THE GROUNDS

Outside, a small front garden has side access to the back where there is a raised Patio, a level lawned area and a detached Double Garage which has scope to change into habitable accommodation, subject to the usual permissions. The garden faces due West so afternoon and evening sun can be enjoyed in abundance! In front of the Garage is a driveway with further off road parking space.

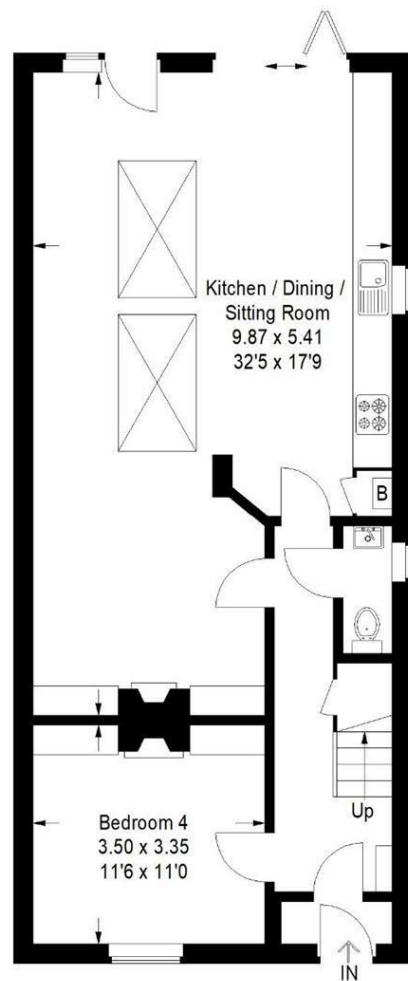
SITUATION

Shottermill is a sought after district which lies to on the western outskirts of Haslemere and just 1.4 miles from the mainline railway station. With its attractive National Trust owned ponds just a short distance away, along with Arnolds Garage, a Londis convenience store and Camelsdale Infant and Junior school., its very handy located. In nearby Weyhill are Tesco and M & S Food along with local shops, cafes and restaurants. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, restaurants, public houses and coffee bars. There are two hotels; The Georgian in the High Street and Lythe Hill. The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast.

Haslemere High Street - 2.1 miles

Haslemere Station - 1.4 miles

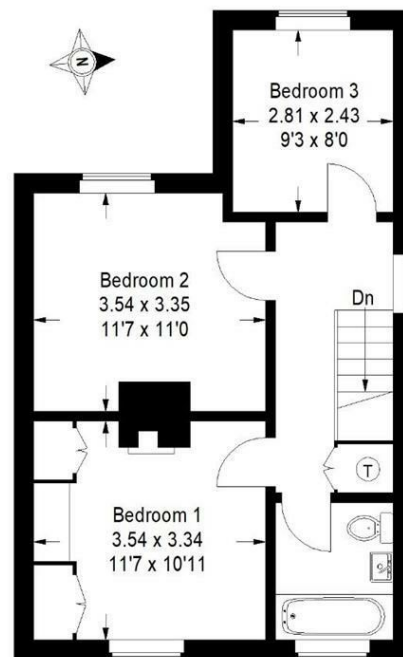
Woolmer Hill School - 0.6 miles



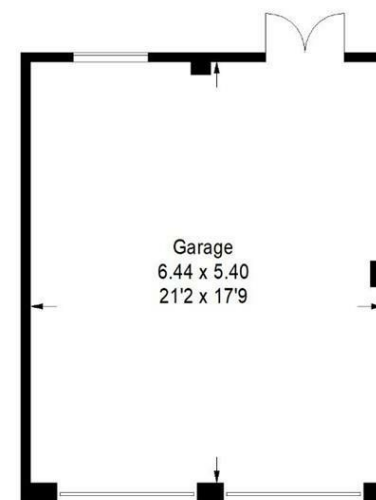
Ground Floor

Pitfold Avenue, Haslemere

Approximate Gross Internal Area
 Ground Floor = 74.2 sq m / 799 sq ft
 First Floor = 43.8 sq m / 471 sq ft
 Garage = 34.8 sq m / 374 sq ft
 Total = 152.8 sq m / 1644 sq ft



First Floor



(Not in position)

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
 gas central heating

29th September 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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DIRECTIONS

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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HASLEMERE OFFICE
 T: 01428 664 800

LIPHOOK OFFICE
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