



18-20 Critchmere Hill  
HASLEMERE, SURREY GU27 1LS



## 18-20 Critchmere Hill

DEVELOPMENT  
POTENTIAL  
(SUBJECT TO PLANNING  
PERMISSION)

SPACIOUS ENTRANCE  
HALL

SITTING ROOM

DINING ROOM

KITCHEN

STUDY

5 BEDROOMS  
(2 ON 1ST FLOOR,  
3 ON 2ND FLOOR)

BATHROOM

DETACHED WORKSHOP

DETACHED AND  
ATTACHED GARAGES

PLOT SIZE OF 0.38  
OF AN ACRE



A five bedroom detached house of 2,049 square feet, plus outbuildings extending to 547 square feet.

### THE PROPERTY

Constructed of part tile hung faced brick under a tiled roof, this substantial five bedroom detached house is in need of extensive internal renovation. Alternatively the plot extending to approximately 0.38 acres might be suitable, subject to planning permission, for re-development. The accommodation

briefly comprises ground floor; spacious entrance hall, sitting room, dining room, kitchen and study, whilst on the first floor; two bedrooms, bathroom and on the second floor; three bedrooms. There is a detached workshop (237 sq.ft) with light and power, a detached garage and an attached garage.

## SITUATION

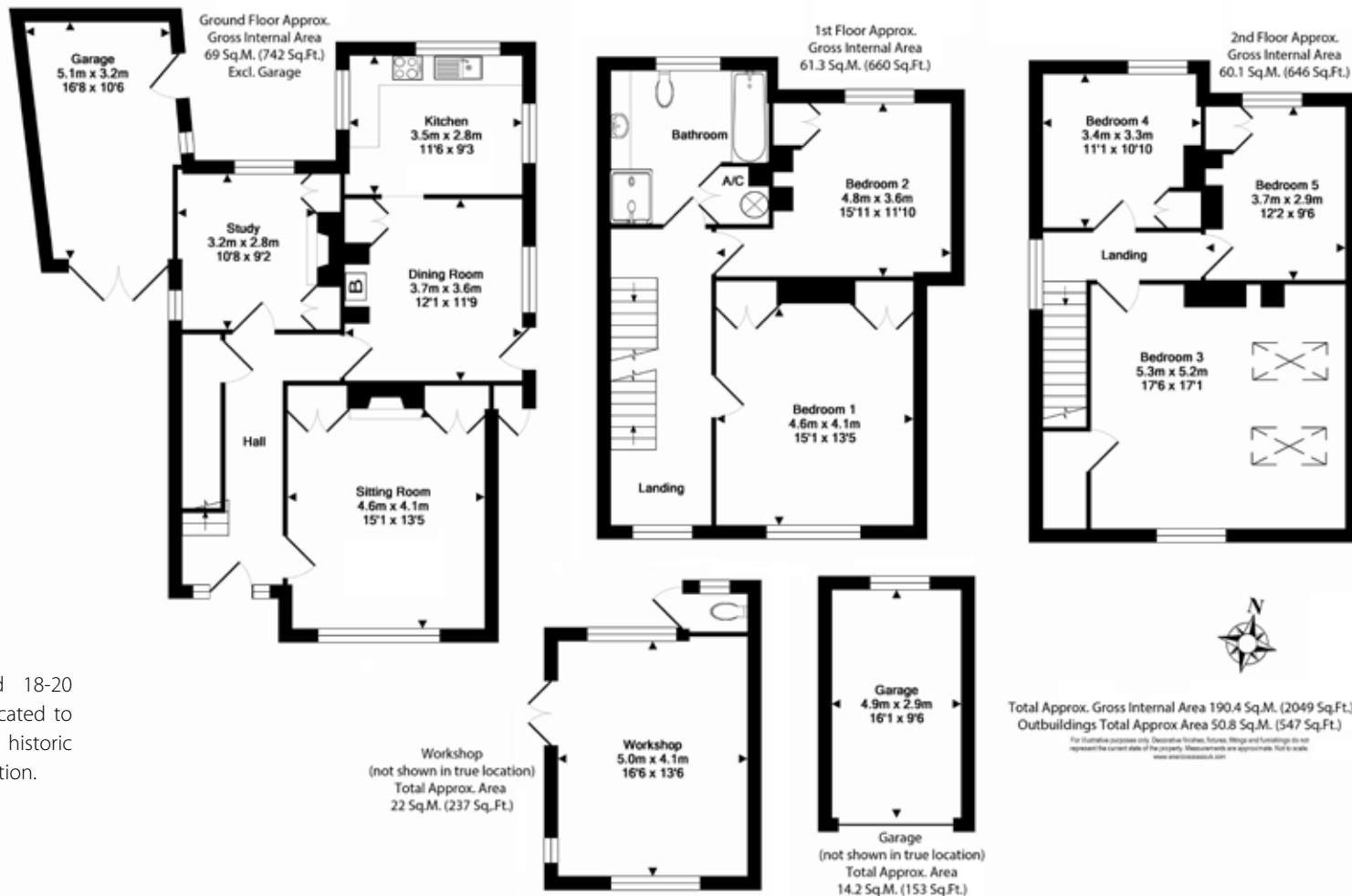
The house occupies an established position, conveniently situated for Woolmer Hill School and The Edge leisure centre, whilst the Royal Oak and Mill Tavern public houses are close by. The Weyhill shopping area, including Tesco and Co-Op supermarkets are within approx. three quarters of a mile, along with a range of local shopping facilities. The town centre offers a more comprehensive range of interesting shops and boutiques, restaurants, public houses and coffee bars. The area immediately around the property offers a range of highly regarded state and private schools. There are two hotels; The Georgian House Hotel and The Lythe Hill Hotel, both of which have spas. There are numerous golf courses of high quality, and of particular note are Hindhead, Hankley, Blackmoor, Liphook and Old Thorns Golf and Country Club. The area is renowned for its excellent schools, both state and private. The A3 can be accessed at the Hindhead Tunnel, giving connections to the M25, Heathrow and Gatwick airports, and the south coast.

## GARDEN AND GROUNDS

Extending to approximately 0.38 acres, with a frontage onto Critchmere Hill of approximately 106 feet. There is extensive off road parking to the front of the property together with a lawned area and the rear garden is laid predominantly to lawn with some paved areas. There is a delightful outlook to the rear of the property.



HASLEMERE TOWN CENTRE	1.5 MILES
MLS	1 MILE (WATERLOO 49 MINS)
GODALMING	10 MILES
GUILDFORD	15 MILES
A3 ACCESS POINT	1 MILE (HURTMORE)



### AGENT'S NOTE

The property is numbered 18-20 because number 20 was allocated to a development plot under a historic (now lapsed) planning application.

### HASLEMERE OFFICE

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### 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.

### DIRECTIONS

From our office in Haslemere proceed up the High Street turning right at the Old Town Hall into Lower Street. Continue past the station and through Weyhill shopping area. After passing the Esso petrol station on the right, continue for approximately 500 yards, bearing left into Critchmere Hill, where 18-20 will be found on the right hand side.

VIEWINGS BY APPOINTMENT ONLY

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

SHERE OFFICE  
T: 01483 202 016

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223 101

CLARKE  GAMMON  
WELLERS