



3 Counties Church, Kings Road, Haslemere  
Guide Price £375,000

CLARKE  GAMMON  
WELLERS

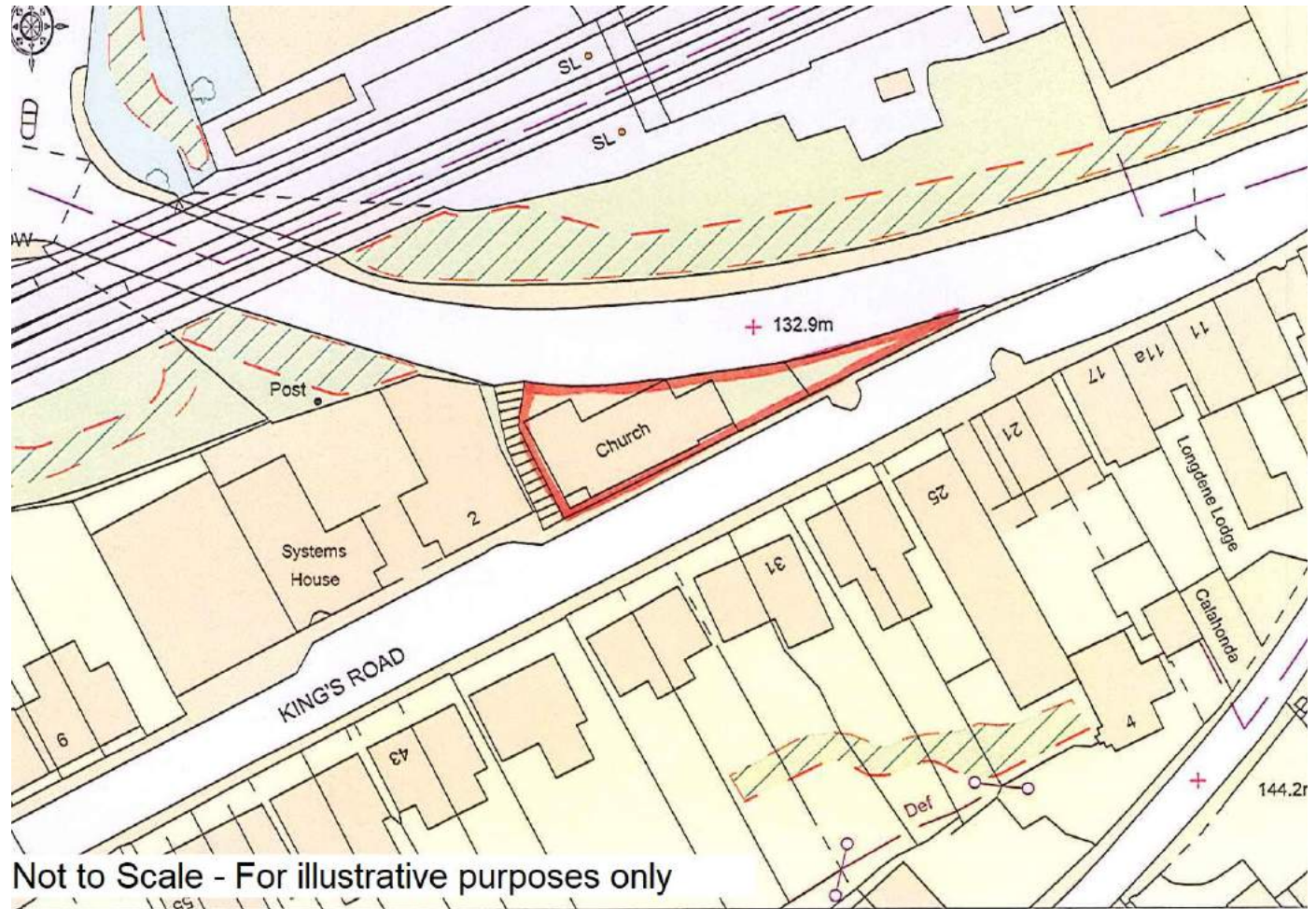


# 3 Counties Church

KINGS ROAD, HASLEMERE, SURREY GU27 2QA

GUIDE PRICE £375,000

TOWN CENTRE LOCATION      APPROXIMATELY 2700 SQ FT  
CLOSE TO RAILWAY STATION    D1 CLASSIFICATION  
WALKING DISTANCE OF HIGH    PARKING FOR ONE VEHICLE  
STREET AND WEYHILL  
AMENITIES  
CHURCH / MEETING HALL /  
OFFICES



A landmark church building of approximately 2,700 sq ft close to Haslemere main line station suitable for a variety of uses, currently having D1 classification.

## THE PROPERTY

A potentially very useful building with an immense amount of space currently used as offices and meeting hall in an extraordinarily convenient location just a stone's throw of Haslemere main line station and within easy walking distance of the shops and amenities in Weyhill and Haslemere High Street.

From the Agent's viewpoint it probably has good residential opportunities, but could lend itself to a variety of other uses.

Offers are sought on an unconditional basis and are required in writing with confirmation of finance to Mark Steward.





## CLASSIFICATION

D1 Non-residential institutions - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court.

## SITUATION

Haslemere provides a comprehensive range of independent shops, boutiques, restaurants, public houses and coffee bars together with Waitrose, M&S Food and Tesco amongst other well known chains. The main line station offers a fast and frequent service into London Waterloo in under one hour. The Georgian and Lythe Hill hotels both have spas and the town offers a wide range of sports facilities with several quality golf courses close by. Polo can be enjoyed at Cowdray Park in Midhurst and the popular horse racing and motorsports events at Goodwood are less than 18 miles away. There are excellent state and private schools in the area, which is surrounded by miles of open countryside, much of it National Trust owned. The nearby A3 provides road links to London, the south coast and motorway network.

Main line station 0.1 mile  
Weyhill shops and amenities 0.2 mile  
High Street 0.6 mile  
Haslemere Leisure Centre 0.6 mile  
A3 access at Hindhead 3 miles

All distances approximate

Approximate Gross Internal Area = 254.6 sq m / 2740 sq ft

LOCAL AUTHORITY

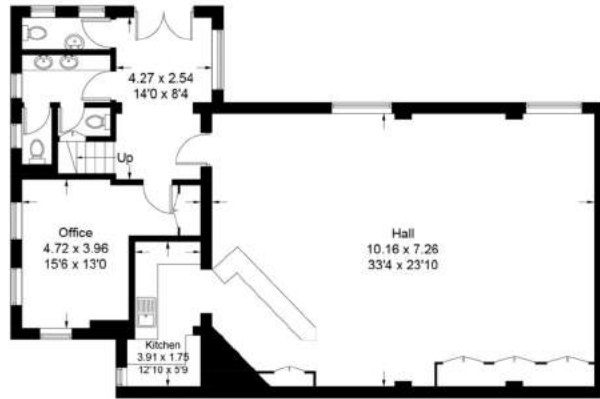
Waverley Borough Council. Tel: 01483 523333

COUNCIL TAX

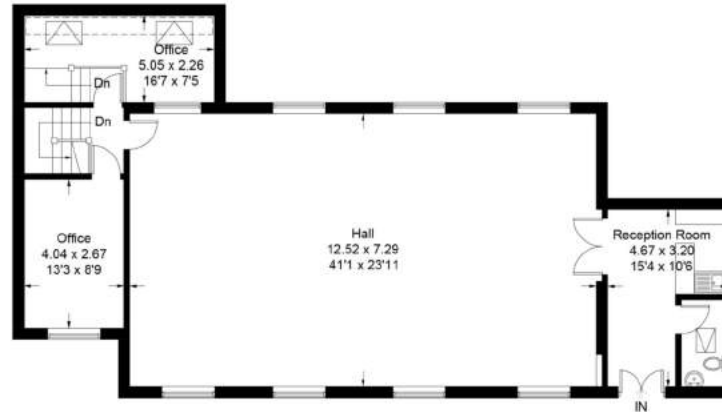
Exempt

SERVICES

All main services are connected



Lower Ground Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID518389)  
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#### HASLEMERE OFFICE

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[clarkegammon.co.uk](http://clarkegammon.co.uk)

#### DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall into Lower Street. Continue on taking the left hand turn into Kings Road immediately after the pedestrian crossing outside the railway station and the property will be found after a short distance on the right hand side.

VIEWINGS BY APPOINTMENT ONLY

#### 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

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101



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