



Wealden Edge

SQUARE DRIVE, KINGSLEY GREEN, HASLEMERE, SURREY GU27 3LP



Wealden Edge

SQUARE DRIVE, KINGSLEY GREEN, HASLEMERE,
SURREY GU27 3LP

PP REF: SDNP/15/03062/FUL

PLOT SIZE 1.3 ACRES

ENTRANCE LOBBY &
CLOAK/SHOWER ROOM

LIVING/DINING ROOM,
CONSERVATORY

KITCHEN/BREAKFAST ROOM

MASTER BEDROOM SUITE,
CONSERVATORY

2 FURTHER GROUND FLOOR &
2 1ST FLOOR BEDROOMS (2 EN
SUITE)

ATTIC ROOM

ATTACHED DOUBLE GARAGE



A detached chalet bungalow in need of complete modernisation and improvement. occupying a tucked away position in one of Haslemere's most prestigious locations in grounds of 1.3 acres. PP approved SDNP/15/03062/FUL for a new dwelling.

THE PROPERTY

Wealden Edge is an established detached chalet bungalow in need of considerable modernisation and improvement to take full advantage of the superb elevated position in one of Haslemere's most sought after residential estates. Consent was originally granted in 2008 and recently renewed for a substantial two storey dwelling of 4,800 square feet over two floors. Subsequent to the original consent, other applications have been made for differing types of property, these plans can be viewed on the web portal for Chichester and South Downs National Park. The site itself is rectangular in shape as identified on the plan, approached by a sweeping tarmac drive rising to the west of the site and to the south western side of the plot. There are lawned areas which are well screened and private.



GARDEN AND GROUNDS

The gardens and grounds are an undoubted feature of the property and extend to 1.3 acres, they do however require attention to restore them to their former glory. The whole enjoys a high degree of privacy. The parklike grounds to the front of the property gently slope away and is bounded by the long private driveway which provides parking for numerous cars and leads to the property. To the rear the elevated position provides superb panoramic views over the South Downs.

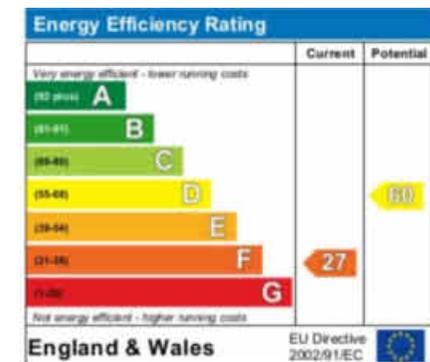
SITUATION

The property occupies an established position in Square Drive in the centre of Kingsley Green and is surrounded by acres of National Trust land, in particular Marley Common where walking and riding can be enjoyed. Haslemere town centre is 2 miles distant and offers a comprehensive range of interesting shops and boutiques, restaurants, public houses and coffee bars, together with a main line station serving London, Waterloo. There are two hotels; The Georgian House Hotel and The Lythe Hill Hotel, both of which have spas. There are also two sports centres; The Edge and The Herons. There are excellent sports facilities at both Haslemere Recreational Ground and at Woolmer Hill. Fernhurst village is 1.6 miles to the south, with its variety of village facilities including a newsagent/general store, Post Office, greengrocers, chemist, hairdressers and launderette, together with a doctors surgery and public house overlooking the village green. 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.

Haslemere Town Centre 2 miles
Main Line Station 2.1 miles (Waterloo 49 mins)
Fernhurst 1.6 miles
Guildford 18.5 miles
A3 Tunnel 3.6 miles (Hindhead)
Heathrow 44.1 miles
Gatwick 53.3 miles (41.1 miles non motorway)



LOCAL AUTHORITY
Chichester District Council
COUNCIL TAX
Band G.
SERVICES
Main water and electricity



HASLEMERE OFFICE

72 HIGH STREET HASLEMERE SURREY GU27 2LA

T: 01428 664800 F:

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in Haslemere proceed up the High Street turning right at the Old Town Hall and take the 2nd left into Shepherds Hill (A286 Midhurst Road). Follow this road, passing through Kingsley Green, and as you ascend the hill, turn left into Square Drive. Continue along this road, passing the left fork, and Wealden Edge is the next house on the right.

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 AGENT CHARTERED SURVEYOR VALUER LETTING 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 2231 01

CLARKE  GAMMON
WELLERS