Seymours

St. Christophers Green, Haslemere, GU27

Approximate Area = 1002 sq ft / 93 sq m

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Seymours Estate Agents. REF: 746999



Ellerslie, St Christophers Green, Haslemere, Surrey, GU27 1DG

£450,000 Freehold

Nestled in the highly sought-after St. Christophers Green area of Haslemere, this beautifully presented three-bedroom Victorian cottage perfectly blends period character with modern living. Set on a picturesque terrace, the property boasts a striking façade with bay windows and a welcoming front garden.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	D	1002	0.4 Miles	Band	N/A	N/A





Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £1,650 PCM.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 35A High Street, Haslemere, Surrey, GU27 2JY.

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Seymours

Your property partner for life

Upon entering, you are greeted by a generously proportioned open-plan sitting/dining room measuring over 25ft in length. This bright and airy space enjoys a large front bay window and features attractive wood flooring, a wood-burning stove, and useful built-in shelving—ideal for relaxed family living or entertaining.

To the rear, the kitchen offers a practical layout with ample worktop space, shaker-style cabinetry, wood-effect surfaces, and distinctive red and black tiled splashbacks. A rear door provides direct access to the garden.

The first floor hosts two well-proportioned bedrooms, including a spacious principal bedroom overlooking the front. A stunning contemporary bathroom completes this level, featuring a large walk-in shower, modern tiling, a heated towel rail and sleek vanity storage.

The second floor reveals a characterful third bedroom with vaulted ceilings, exposed wooden beams, and Velux windows, creating a bright and versatile space ideal as a double bedroom, home office or studio. Access to eaves storage adds practicality.

Outside, the rear garden is designed for low maintenance, with a paved patio ideal for al fresco dining, attractive mature planting, and a timber storage shed.

This charming home is ideally positioned for easy access to Haslemere town centre, mainline station, popular schools, and scenic countryside walks, making it a superb opportunity for families, commuters, or buyers seeking a blend of convenience and character.











