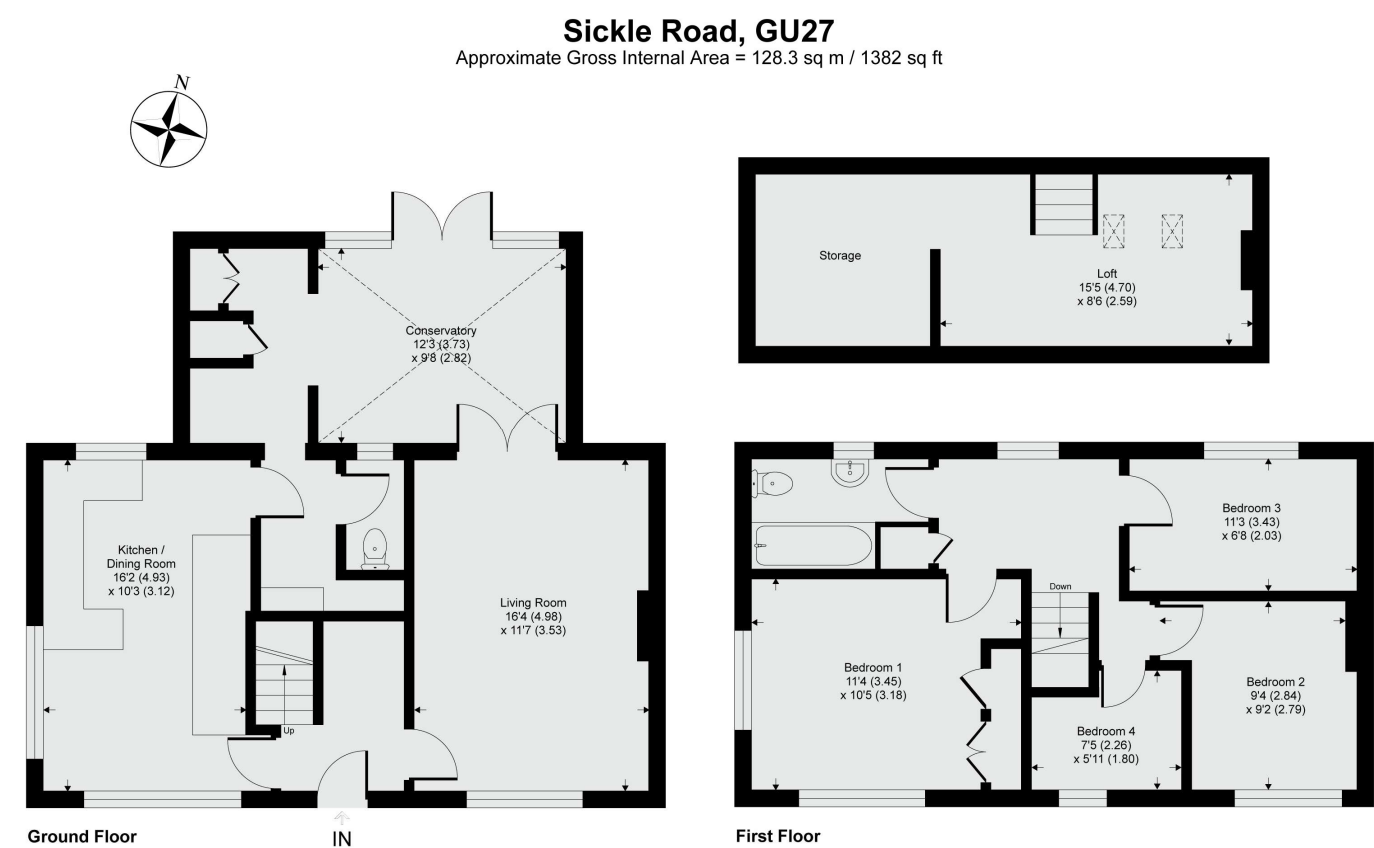




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Copyright House View Media, 2026 - Produced for Seymours



13 Sickle Road, Haslemere, Surrey, GU27 2QR

£495,000 Freehold

Situated in a convenient position on the ever-popular Sickle Road, this beautifully presented four-bedroom semi-detached family home offers an exceptional balance of character, modern styling and versatile living space. The property enjoys generous and well-planned accommodation, a delightful rear garden backing onto mature woodland and a peaceful setting, whilst remaining conveniently positioned for Haslemere's excellent schools, mainline station and vibrant town centre.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	D	1382	0.7 Miles	Band D	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 £2,100 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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Upon entering the property, you are welcomed by a bright entrance hall which immediately sets the tone for the spacious accommodation beyond. To the front of the house is an inviting sitting room, a wonderfully cosy yet generous reception space centred around an attractive feature fireplace with a wood-burning stove. Tastefully decorated with contemporary tones, this room offers the perfect place to relax and unwind, whilst sliding barn-style doors open through to the conservatory, allowing the accommodation to flow beautifully for both everyday family life and entertaining.

The conservatory provides an excellent additional reception room and enjoys attractive views across the rear garden. Flooded with natural light throughout the day, it offers superb flexibility as a family room, garden room, home office or playroom, with French doors opening directly onto the raised decked terrace, creating an effortless connection between the indoor and outdoor living spaces.

Undoubtedly the heart of the home is the impressive open-plan kitchen/dining room. Thoughtfully designed with modern white cabinetry, extensive work surfaces and a breakfast bar providing informal seating, the kitchen combines practicality with contemporary style. There is ample space for a large dining table, making this a fantastic room for everyday family meals, entertaining friends or hosting larger gatherings. A pleasant outlook over both the front and rear aspects ensure the room is bright throughout the day, while a useful downstairs cloakroom completes the ground floor accommodation.

The first floor offers four well-proportioned bedrooms, making this an ideal home for growing families. The principal bedroom is a generous double room enjoying a peaceful outlook across the rear garden, whilst the second bedroom also provides excellent double accommodation. Bedrooms three and four offer flexibility as children's bedrooms, guest accommodation or home office space depending on individual requirements. These are all served by a stylish family bathroom, fitted with a contemporary white suite including a bath with shower over.

The substantial loft room provides an excellent additional space. Currently used as storage, it offers tremendous versatility and could equally serve as a hobbies room, home office, games room or occasional accommodation, subject to any necessary consents.

Outside, the rear garden is undoubtedly one of the property's standout features. A generous raised decked terrace adjoins the conservatory and provides the perfect setting for outdoor dining, summer barbecues or simply enjoying the peaceful surroundings. Steps lead down to a lawned garden bordered by mature shrubs, trees and established planting, creating a wonderful sense of privacy.

