

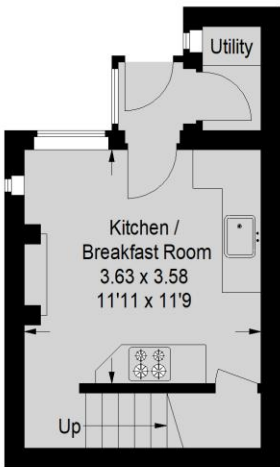
Longdene Road, Haslemere



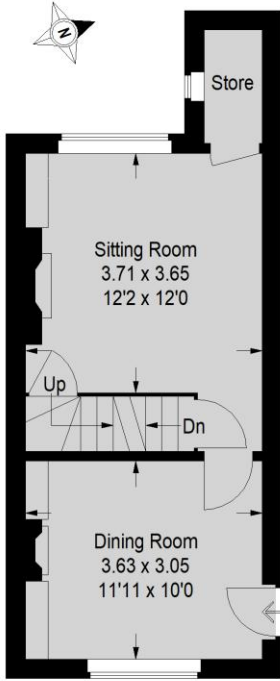
Approximate Gross Internal Area
Lower Ground Floor = 20.2 sq m / 217 sq ft
Ground Floor = 30.3 sq m / 326 sq ft
First Floor = 28.5 sq m / 307 sq ft
Second Floor = 15.1 sq m / 162 sq ft
(Including Eaves)
Total = 94.1 sq m / 1012 sq ft

[Dashed line] = Reduced headroom below 1.5 m / 5'0"

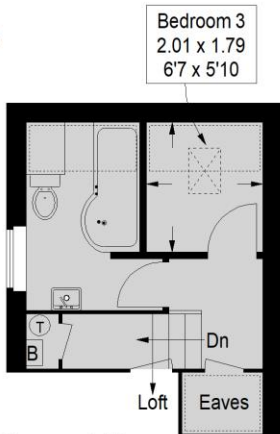
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



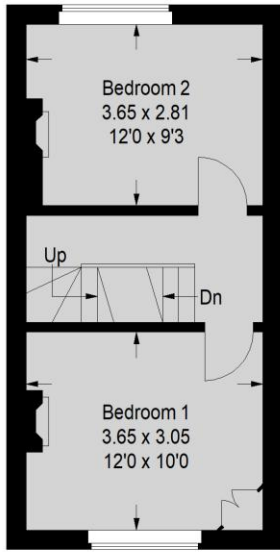
Lower Ground Floor



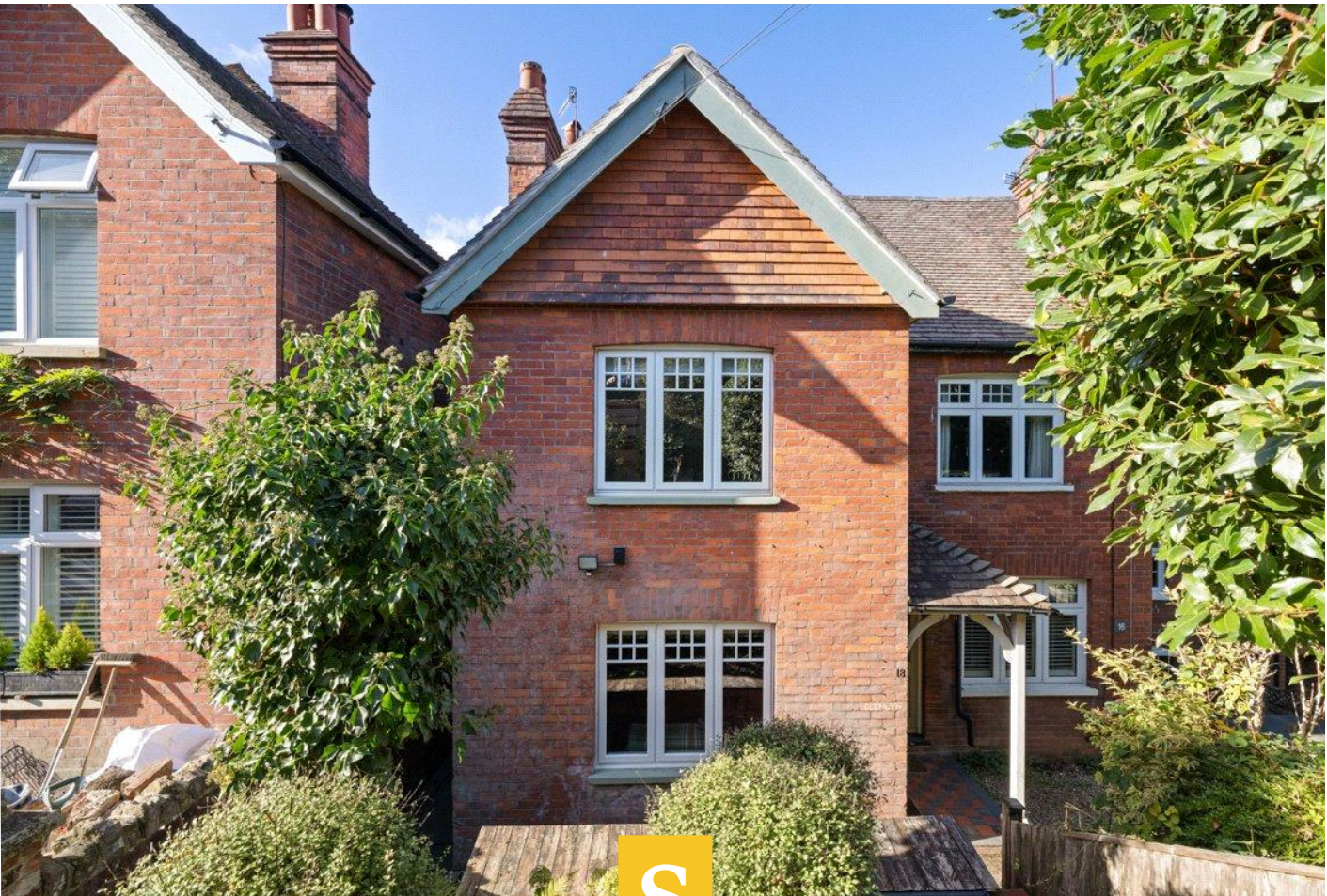
Ground Floor



Second Floor



First Floor



18, Longdene Road, Haslemere, GU27 2PG

£495,000 Freehold

Situated along the popular Longdene Road, this charming three-bedroom period home offers a delightful blend of character features, contemporary styling and versatile accommodation arranged over four floors. With attractive red-brick elevations, traditional windows and a thoughtfully landscaped courtyard garden, this appealing property has plenty of personality both inside and out.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	D	1012	0.15	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 £1,950 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.



Seymours

Your property partner for life



An attractive three-bedroom character home offering approximately 1,012 sq ft of versatile accommodation arranged over four floors. Combining period charm with stylish contemporary touches, highlights include two inviting reception rooms with feature fireplaces, a characterful kitchen/breakfast room with original red and black quarry tiled flooring, two double bedrooms, a useful top-floor study, and a private landscaped courtyard garden. Ideally positioned within easy reach of Haslemere town centre and mainline station.

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The front door opens directly into a dining room decorated in rich heritage hues, where a lovely centrepiece cast iron fireplace is flanked by floating bookshelves and Shaker cabinetry that nestle within chimney breast alcoves. The generous proportions allow the room to offer a myriad of possibilities as a snug, TV room, or a simply stunning home office.

The dining room flows into a large adjoining sitting room that's filled with light and offers leafy garden vistas, providing a comfortable retreat, featuring painted floorboards, an attractive cast-iron fireplace with decorative tiled inserts and a wood-burning stove-style fire. Further bespoke fitted cabinetry and shelving provide useful storage, while a large window overlooks the greenery to the front.

Stairs lead down to the lower ground floor, where the kitchen/breakfast room is a particular highlight. Striking original terracotta and black quarry tiled chequerboard flooring adds a wonderful sense of character, complemented by sage green wall panelling, white Shaker-style cabinetry, metro-tiled splashbacks and a traditional Butler's sink. There is space for informal dining beside the window, while a useful adjoining utility area and a door opening directly onto the rear courtyard garden complete this practical and inviting space. Tucked away to the rear behind a traditional panelled door, a utility area makes a clever use of the space.

On the first floor are two well-proportioned double bedrooms, both retaining attractive period fireplaces. The principal bedroom features warm wood flooring, fitted wardrobes and useful recessed shelving, while the second bedroom enjoys a bright outlook and offers flexibility for family living.

The second floor provides further versatile accommodation, including a contemporary family bathroom with a shower over the bath, patterned flooring, traditional-style fittings. An additional room, currently arranged as a home office, benefits from a Velux rooflight, useful eaves storage and an ideal setting for working from home.



Outside, the colour and greenery of brilliantly stocked tiered timber framed flowerbeds in the front garden lead the way down to the property immediately engendering a tranquil and picture perfect first impression, and allowing you to benefit from ample privacy from passersby. The red brick and tile hung facade of the house and canopied entrance with its timber framing and original tiled floor sets the tone for what's to come.

Step out from the kitchen/dining room into an enclosed rear courtyard garden that provides an attractive and easy to maintain escape from the world outside. Predominantly paved, with contemporary timber screening, raised planted borders and a decked seating area, it provides an attractive extension of the living accommodation during warmer months. Encompassed by high hedgerows that supply an evergreen backdrop and a coveted sense of seclusion, it adds the perfect finishing touch.

Longdene Road is conveniently positioned for Haslemere's vibrant town centre, with its excellent selection of independent shops, cafés, restaurants and everyday amenities. Haslemere's mainline station, just a stone's throw away, provides regular services to London Waterloo and Portsmouth, making the town particularly popular with commuters. Excellent local schools, leisure facilities and the beautiful surrounding countryside, including the South Downs National Park and nearby National Trust land, further enhance the appeal of this desirable location.

