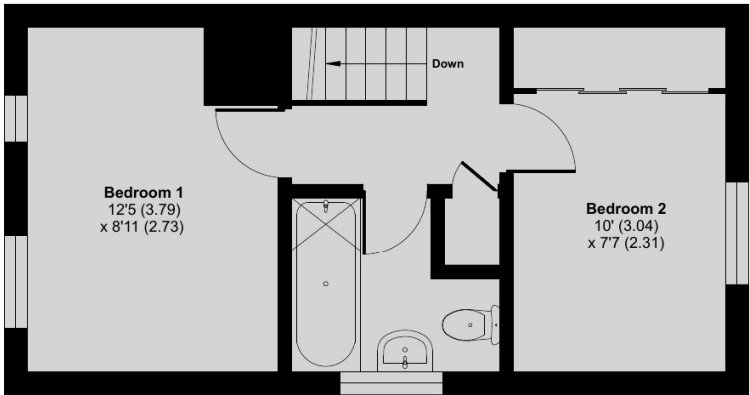
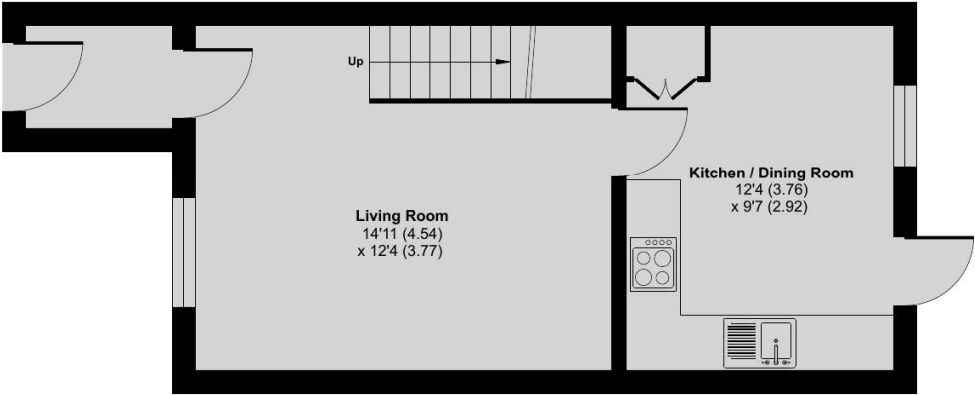


Puttocks Close, Haslemere, West Sussex, GU27

Approximate Area = 638 sq ft / 59.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1353242



15 Puttocks Close, Haslemere, West Sussex, GU27 3QJ

£350,000 Freehold

Set in a peaceful cul-de-sac location, this well-presented two-bedroom semi-detached home in Puttocks Close, Haslemere, offers a superb balance of practical living space and homely charm. With a thoughtful layout arranged over two floors, a private driveway, and a rear garden with far-reaching views, the property is perfectly suited to first-time buyers, downsizers, or those seeking a reliable investment in a popular residential area.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	E	638	1.5 Miles	Band C	£90PA	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 £1,600 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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The ground floor is centred around a welcoming living room, which enjoys a front aspect outlook and is spacious enough to accommodate both seating and dining areas if desired. With its light and airy feel, it provides a comfortable everyday living space, ideal for relaxing or entertaining. From here, a door leads into the well-proportioned kitchen/dining room, which overlooks the garden. Fitted with a good range of traditional units, a built-in oven and hob, and space for appliances including a washing machine, the kitchen offers plenty of storage and practicality. A glazed door provides direct access to the rear garden, seamlessly connecting indoor and outdoor living.

Upstairs, there are two well-sized bedrooms. The main bedroom is a bright and spacious double, with dual windows adding to its light-filled feel. The second bedroom makes an excellent guest room, child's bedroom, or study, offering flexibility to suit a range of lifestyles. The first floor also houses the family bathroom, which is neutrally decorated with tiled walls and fitted with a panelled bath, basin, and WC.

One of the standout features of this home is its rear garden, which enjoys a tranquil outlook over the neighbouring treetops and countryside beyond. The garden is mainly laid to lawn with a paved seating area, ideal for al fresco dining, and is complemented by established planting and a charming summerhouse, offering a perfect retreat for hobbies or simply unwinding in the warmer months.

To the front, the property has a private driveway providing off-road parking and a gravelled area with potential for additional landscaping. Side access leads conveniently to the rear garden.

Puttocks Close is a sought-after residential area within Haslemere, benefitting from its proximity to the town centre, mainline train station, and an excellent choice of local schools. The town itself provides a wide variety of independent shops, cafés, and restaurants, alongside larger supermarkets and leisure facilities. For commuters, Haslemere station offers direct services to London Waterloo in under an hour, while the surrounding countryside, including Blackdown and the South Downs National Park, provides miles of scenic walks and outdoor pursuits.

With its peaceful setting, practical layout, and attractive garden, this property offers an excellent opportunity to secure a home in one of Haslemere's most convenient and well-connected locations.

