



32 PITFOLD AVENUE

HASLEMERE • SURREY

32 PITFOLD AVENUE, HASLEMERE, SURREY, GU27 1PN

The property enjoys far-reaching views across the town and surrounding countryside, combining modern living with a peaceful, established setting.

Occupying an elevated position on a desirable and well-regarded residential avenues, this impressive detached family home has been comprehensively refurbished and thoughtfully extended to create a stylish, contemporary home offering beautifully presented accommodation.

The house is approached via a gravelled driveway providing off-street parking and an attractive first impression. Upon entering, the sense of light and space is immediately apparent. The heart of the home is the exceptional open-plan kitchen, dining and family room, a superb space perfectly suited to modern family life and entertaining. Flooded with natural light from large windows, rooflights and expansive bi-fold doors, this room seamlessly connects the interior with the terrace and garden beyond. The kitchen itself is finished to a high standard, featuring sleek cabinetry, generous Quartz worktops, and integrated appliances, that works equally well for casual dining or social gatherings.

To the front of the property, a separate sitting room provides a more intimate and comfortable retreat, ideal for quieter evenings or as a cosy reception room away from the main living area. In addition, there is a versatile playroom, which

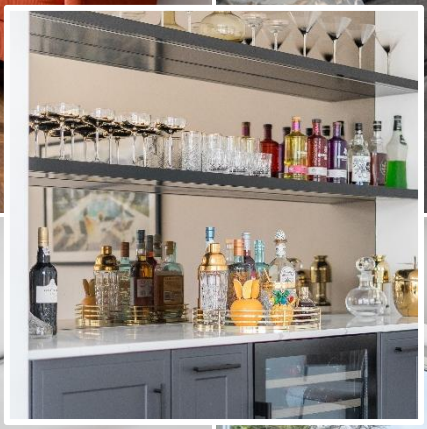
could easily function as a home office, snug or hobby room, offering flexibility to suit a range of lifestyles. A well-appointed cloakroom/utility room with integrated washing machine and tumble dryer, along with full height storage, completes the ground floor accommodation.

The first floor continues the sense of quality and calm. The principal bedroom is a generous and relaxing space, enhanced by fitted storage which create a dressing area, and a contemporary ensuite shower room finished with modern tiling and fittings. Three further bedrooms, all well-proportioned and light-filled, are served by a stylish family bathroom that includes both bath and shower facilities. This layout makes the house ideal for families, guests, or those requiring additional work-from-home space.



CONTACT: SEYMOURS HASLEMERE
35A HIGH STREET, HASLEMERE, SURREY, GU27 2JY

01428 787878
SALES@SEYMOURS-HASLEMERE.CO.UK





ACCOMMODATION & SPECIFICATION

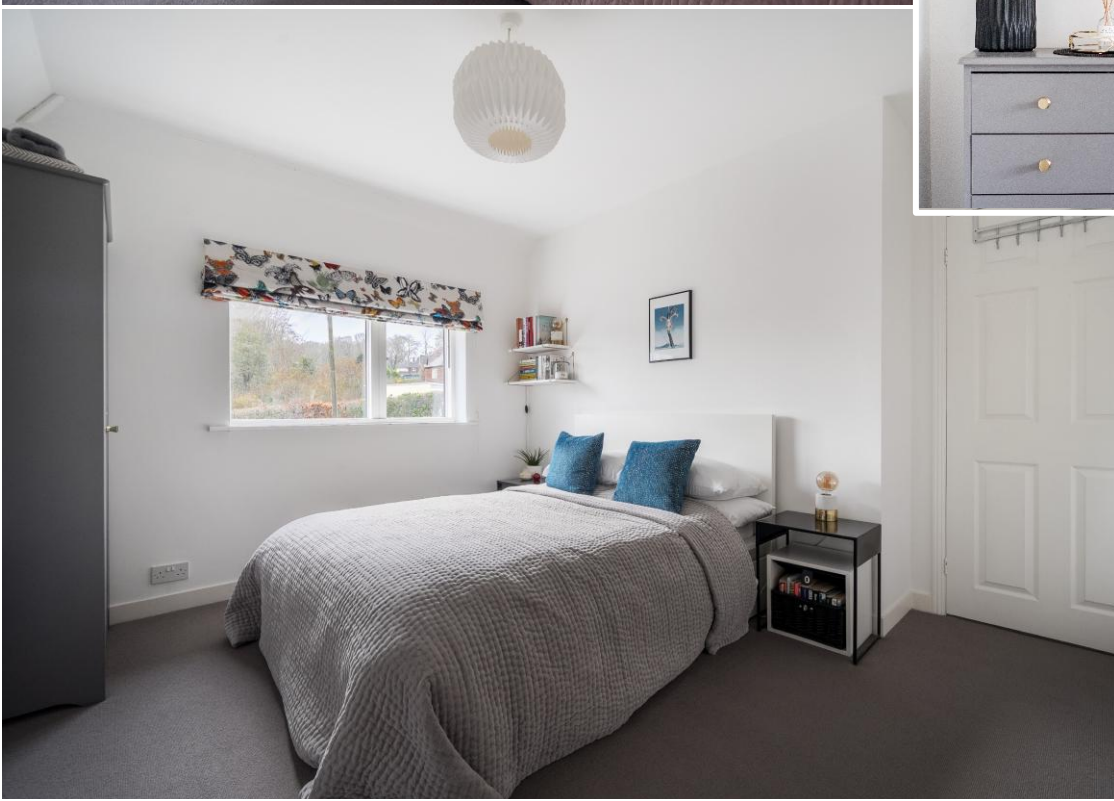
Detached, refurbished family home on a much sought-after road | Well-planned accommodation over two floors

Stunning open-plan kitchen / dining / family room with bi-fold doors | Contemporary kitchen with integrated appliances

Separate sitting room plus additional playroom / home office | Four well-proportioned bedrooms including a principal suite with en suite

Modern family bathroom and ground floor cloakroom | Landscaped, elevated rear garden with terrace and far-reaching views

Off-street parking via gravel driveway to the front | Convenient location for Haslemere town centre, mainline station and Surrey Hills





OUTSIDE & LOCATION

Externally, the rear garden is a particular highlight. Extending to approximately 120 ft, and thoughtfully landscaped and arranged over gentle levels, it offers a combination of paved terraces and levelled lawns, and well stocked planters, creating distinct areas for dining, entertaining and relaxation. The elevated position affords delightful views over Haslemere and the surrounding greenery, while established planting and fencing provide a good degree of privacy. The garden feels both generous and manageable, suitable for families, keen gardeners or those simply wishing to enjoy outdoor space with minimal upkeep.

Pitfold Avenue is widely regarded as one of Haslemere's premier addresses, conveniently positioned for the town centre, mainline railway station and excellent local schools. The surrounding Surrey Hills countryside, an Area of Outstanding Natural Beauty, is close at hand, offering superb walking, cycling and outdoor pursuits, while London and the south coast are easily accessible by road and rail.



SERVICES & LOCAL AUTHORITY

Tenure	Freehold
EPC Rating	D
Council Tax Rating	Band F
Local Authority	Waverley Borough Council
Services	Mains water, Mains drainage and gas-fired central heating to the radiators.

Pitfold Avenue, Haslemere, Surrey, GU27

Approximate Area = 1807 sq ft / 167.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1408964





35a High Street, Haslemere, Surrey, GU27 2JY
01428 787878
sales@seymours-haslemere.co.uk
www.seymours-estates.co.uk

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