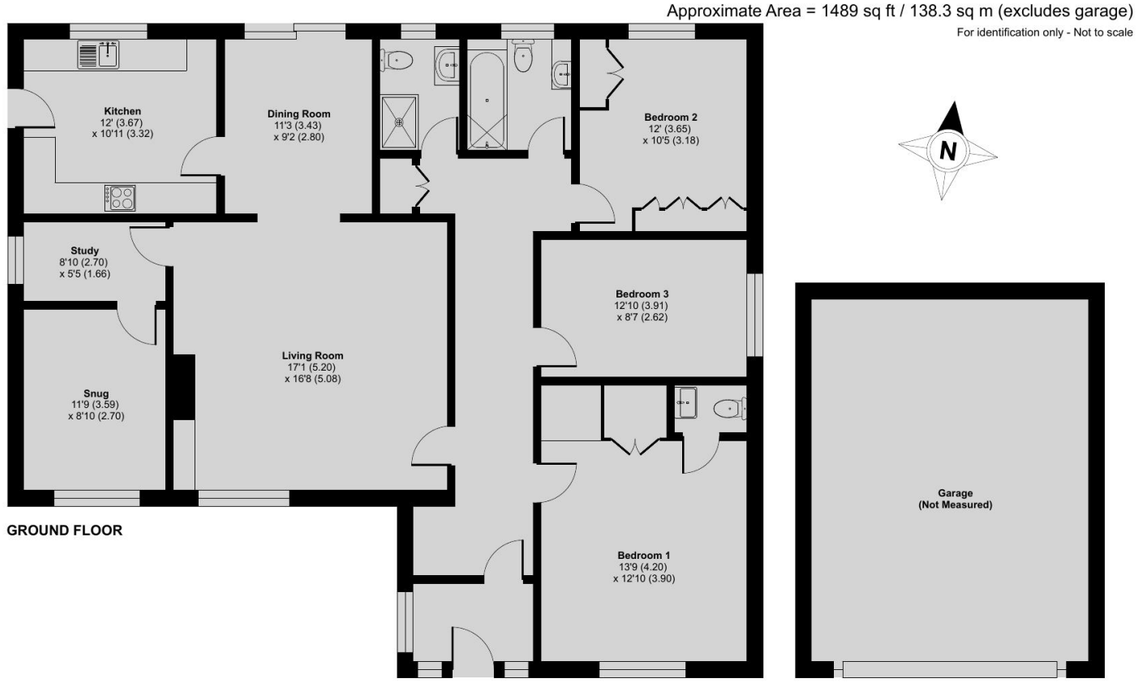
Seymours

Courts Hill Road, Haslemere, Surrey, GU27

Approximate Area = 1489 sq ft / 138.3 sq m (excludes garage)

For identification only - Not to scale



GROUND FLOOR

GARAGE

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: 1463139



16 Courts Hill Road, Haslemere, Surrey, GU27 2NG

Guide Price £850,000 Freehold

An attractive and well-maintained detached bungalow situated in the highly regarded Courts Hill Road in Haslemere, offering spacious and versatile accommodation, together with a detached garage, extensive driveway parking and beautifully established gardens. Occupying a generous plot in one of the town's most desirable residential roads, the property presents an excellent opportunity for buyers seeking comfortable single-storey living in a peaceful yet extremely convenient setting.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	2	D	1489	0.5 Miles	Band F	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 £2,500 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 property is presented in clean and tidy order throughout and benefits from a light and airy feel, with well-proportioned rooms and a flexible layout that would suit a variety of purchasers, including downsizers, families and those looking to further modernise and personalise a home in a prime location.

The accommodation is centred around an impressive dual-aspect living room, providing a wonderful reception space with ample room for both seating and entertaining. A feature fireplace creates an attractive focal point, while the open archway through to the dining room enhances the sense of space and flow between the principal reception areas. The dining room enjoys direct access onto the rear terrace via sliding doors, allowing natural light to pour in and creating an ideal connection between the indoor and outdoor living spaces during the warmer months.

The kitchen is fitted with a comprehensive range of cream-fronted wall and base units, complemented by generous work surfaces. There is ample room for day-to-day practicality, together with direct access to the side of the property and garden beyond. Adjacent to the main living accommodation is a useful study, ideal for home working, reading or hobbies, while a separate snug provides additional flexibility as a cosy sitting room, television room or occasional guest space.

The bedroom accommodation is thoughtfully arranged away from the main reception areas and comprises three well-sized bedrooms. The principal bedroom is particularly spacious and benefits from fitted wardrobes together with an en-suite WC. Bedroom two is another generous double room with built-in storage, while bedroom three could equally serve as a guest bedroom or additional study if required. These rooms are served by both a family bathroom and a separate shower room, offering practicality and convenience for family living and visiting guests alike.

Outside, the property is approached via a substantial brick-paved driveway providing extensive off-road parking for multiple vehicles and access to the detached garage. The frontage is attractive and well screened, creating an excellent first impression and a good degree of privacy from the road. The rear garden is a particular feature of the property, having been carefully landscaped and beautifully maintained over the years. A raised terrace accessed from the dining room provides an ideal seating and entertaining area overlooking the garden, while the remainder is laid predominantly to lawn with mature shrubs, flowering borders and established planting creating a peaceful and private outdoor environment. The garden enjoys a pleasant outlook and offers plenty of space for gardening enthusiasts or simply relaxing in a tranquil setting.

Courts Hill Road is widely regarded as one of Haslemere's premier residential addresses, ideally positioned for easy access to the town centre, mainline railway station and the surrounding countryside. Haslemere itself offers an excellent range of independent shops, cafés, restaurants and supermarkets, together with highly regarded schools for all age groups. The mainline station provides direct services to London Waterloo, making the area particularly appealing to commuters, while the nearby Surrey Hills and South Downs National Park offer exceptional opportunities for walking, cycling and outdoor pursuits.











