



2 THE CHESTNUTS

HIGH STREET • HASLEMERE

2 THE CHESTNUTS, HIGH STREET, HASLEMERE, GU27 2JY

A striking three-bedroom contemporary home in the heart of Haslemere, offering 1,593 sq ft of stylish accommodation with a superb 23ft kitchen/dining room, herringbone flooring, separate sitting room, utility, two bathrooms and a private rear garden with terrace.

2 The Chestnuts is an impressive contemporary home offering approximately 1,593 sq ft of thoughtfully designed accommodation, combining a high-quality modern finish with an exceptionally convenient position just off Haslemere High Street.

Arranged over two floors, the house has an excellent sense of space, with standout features including herringbone-style flooring, a superb open-plan kitchen/dining room and three particularly well-proportioned bedrooms.

The covered entrance opens into a spacious reception hall, where the herringbone engineered oak flooring immediately adds warmth and character. A glazed balustrade gives the staircase a smart contemporary edge, while useful storage and a stylish cloakroom with decorative wall panelling sit close by.

To the front, the separate sitting room provides an excellent second reception space, extending to over 14ft and continuing the feature flooring found throughout much of the ground floor.

The real centrepiece is the impressive kitchen/dining room. At over 23ft in length, this is a superb space for everyday living and entertaining, with ample room for a substantial dining table.

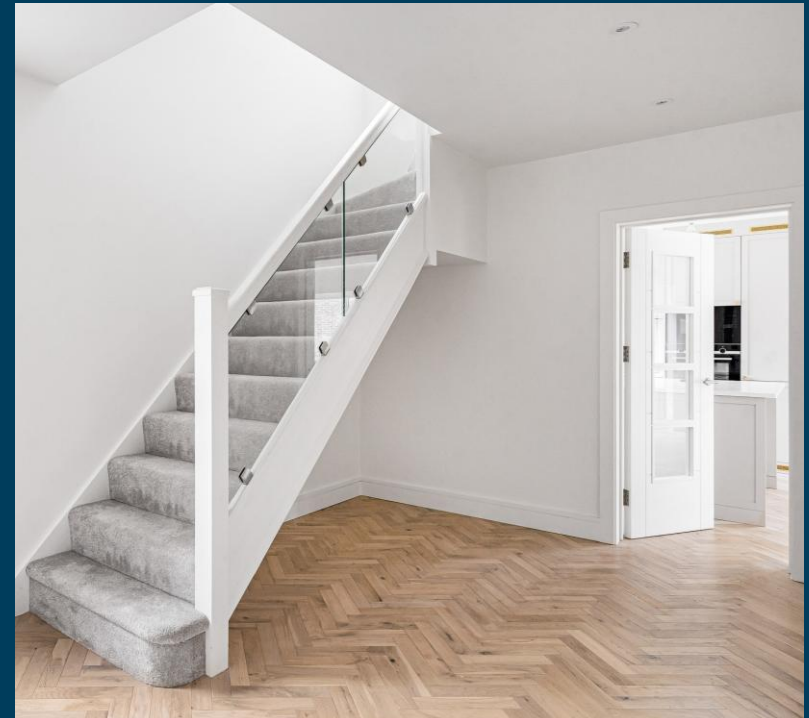
The kitchen itself has been finished in a sophisticated neutral palette, with Shaker-style cabinetry, composite stone worktops and contrasting brass style fittings. A central island provides additional preparation and storage space, while integrated appliances complete the streamlined design. Herringbone flooring runs throughout, creating a seamless flow across the room.

Glazed bi-fold doors open directly from the dining area onto the rear terrace, providing an easy connection between inside and out.

Alongside the kitchen, a separate utility room offers further cabinetry, a sink and appliance space, together with its own door to the garden.

Upstairs, the spacious landing leads to three excellent bedrooms. The principal bedroom is particularly impressive at over 20ft in length and benefits from its own contemporary en-suite shower room. Bedrooms two and three are both comfortable doubles, with rooflights adding extra natural light and character to the first-floor accommodation.

A smart family bathroom completes the layout, finished with modern tiling, a shower-over-bath and contemporary sanitaryware.



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ACCOMMODATION & SPECIFICATION

Contemporary three-bedroom home | Approximately 1,593 sq ft of accommodation

Superb 23ft kitchen/dining room | Stylish Shaker kitchen with central island | Feature Engineered oak herringbone flooring

Separate 14ft sitting room | Useful utility room with garden access | Impressive principal bedroom with en-suite

Private rear garden with paved terrace | Prime position just off Haslemere High Street





OUTSIDE & LOCATION

Outside, the enclosed rear garden is mainly laid to lawn with a broad paved terrace directly adjoining the house – ideal for outdoor dining and entertaining.

The property's central Haslemere position places the High Street's independent shops, cafés and everyday amenities close at hand, while Haslemere mainline station provides services towards London Waterloo. The surrounding Surrey countryside also offers an excellent choice of walks and open spaces.



SERVICES & LOCAL AUTHORITY

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

Approximate Gross Internal Area 1593 sq ft - 148 sq m

Ground Floor Area 763 sq ft – 71 sq m

First Floor Area 830 sq ft – 77 sq m



The floor plan is for representation purposes only as defined by 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.



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