



1 THE CHESTNUTS

HIGH STREET • HASLEMERE

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

A stylish three-bedroom contemporary home in the heart of Haslemere, combining beautifully finished interiors with an impressive kitchen/dining room, separate sitting room, principal bedroom suite, private garden and substantial carport parking.

1 The Chestnuts is a striking contemporary home offering approximately 1,562 sq ft of thoughtfully designed accommodation, finished with a strong sense of style throughout. Set just off Haslemere High Street, the property combines a highly convenient town-centre position with private outside space and substantial covered parking.

A covered entrance opens into a welcoming central hallway. To the front, the separate sitting room is a comfortable reception space, with windows to two aspects bringing in plenty of natural light. Herringbone-style engineered oak flooring adds warmth and character to the contemporary interior.

The standout space is the impressive kitchen/dining room, extending to over 23ft and providing an excellent setting for everyday living and entertaining. The dining area sits beside glazed double doors opening directly onto the rear garden and terrace, while feature herringbone flooring creates a seamless flow throughout.

The kitchen has a smart, understated design with sage green Shaker-style cabinetry, brass-toned fittings, pale composite stone worktops

and integrated Siemens appliances. A substantial peninsula incorporates the sink and breakfast bar seating, creating a sociable focal point and natural connection with the dining area.

Practicality has been equally well considered, with a separate utility room adjoining the kitchen/dining room and a useful boot room with its own external door. A ground-floor cloakroom adds a further touch of character with decorative wallpaper, painted panelling and traditional-style brass effect fittings.

Stairs rise to the first floor, where three well-proportioned bedrooms are arranged around the landing. The principal bedroom is particularly impressive, with ample space for both sleeping and seating areas together with a contemporary ensuite shower room.

Bedroom two is another excellent double, with a rooflight introducing additional natural light, while bedroom three provides a versatile space ideal for guests, children or home working. A modern family bathroom completes the first-floor accommodation.



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ACCOMMODATION & SPECIFICATION

Contemporary three-bedroom home in central Haslemere | Approximately 1,562 sq ft of accommodation

Superb 23ft kitchen/dining room | Stylish Shaker kitchen with peninsula breakfast bar

Feature engineered oak herringbone flooring | Separate sitting room with windows to two aspects

Principal bedroom with contemporary ensuite | Separate utility room/boot room and cloakroom

Glazed double doors opening directly onto the rear garden | Private garden, terrace and substantial covered carport





OUTSIDE & LOCATION

Outside, the rear garden has been designed for straightforward enjoyment, with a broad paved terrace immediately adjoining the house and providing an ideal spot for outdoor dining. This leads onto an enclosed lawn, with timber fencing creating a defined and private setting. To the front and side, gravelled parking is complemented by the substantial covered carport, providing particularly useful off-road parking.

The location is a major part of the appeal. Haslemere High Street offers a varied selection of independent shops, cafés and restaurants, while the town is surrounded by the attractive countryside of the Surrey Hills. Haslemere railway station is 0.6 miles away providing excellent rail connections and the surrounding area offers extensive opportunities for walking and outdoor pursuits, including National Trust countryside at Blackdown and Marley Common.



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.

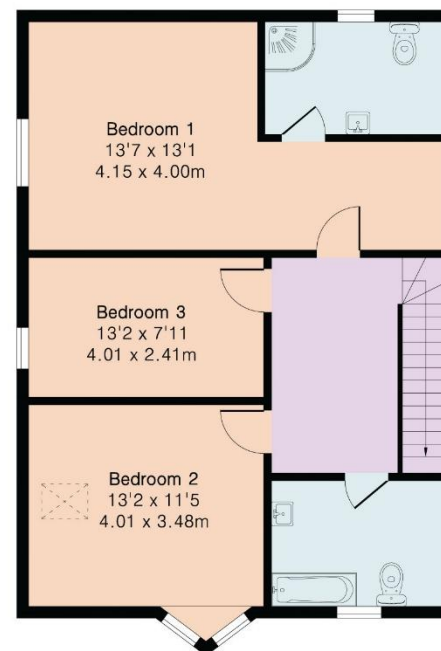
Approximate Gross Internal Area 1562 sq ft - 145 sq m

Ground Floor Area 769 sq ft – 71 sq m

First Floor Area 793 sq ft – 74 sq m



Ground Floor



First Floor

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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