



Haslemere

Guide Price **£1,250,000**

3-5 Petworth Road, Haslemere, Surrey, GU27 2JB

Set within the heart of the thriving town centre, a Grade II listed property that comprises both commercial and residential premises with double garage and delightful gardens.

- **HEAVILY BEAMED ACCOMMODATION**
- **WITHIN CONSERVATION AREA**
- **TWO COMMERCIAL UNITS PRODUCING AN INCOME CURRENTLY IN THE REGION OF £36,000**
- **DELIGHTFUL WALLED GARDEN WITH OUTBUILDINGS**
- **DETACHED DOUBLE GARAGE**
- **PART DOUBLE GLAZING**

HASLEMERE is situated on the Surrey/Sussex/Hampshire borders. It has excellent road (44 miles via the nearby A3) and rail links (Waterloo approximately 55 minutes) to London and Heathrow and Gatwick Airports (via the A3/M25) are approximately 40 miles away with Portsmouth and the south coast being just over 20 miles distant. The town is protected by the hills of Hindhead, Blackdown and Marley, the majority of which is National Trust owned. Haslemere provides day-to-day shopping facilities (including Waitrose and a Marks & Spencer Food Hall) along with many boutique and specialist shops, a variety of bars, restaurants and coffee houses, the award winning Haslemere Educational Museum, churches of the principal denominations and an excellent range of schooling, both state and private. The Herons and The Edge leisure centres offer a wide selection of recreational facilities and golf can be enjoyed nearby at Liphook, Hindhead and Chiddingfold. The Georgian Hotel and Lythe Hill Hotel provide spa facilities in the Town and Champneys Forest Mere and Grayshott Spa are nearby. For more information please go to www.haslemere.com

3 – 5 PETWORTH ROAD

Set within the town's Conservation Area this fine Grade II listed property has been in the same family ownership for over 60 years.

RESIDENTIAL

The property has evolved over the years into its current layout with the residential part being accessed from the pavement via wrought iron gates leading to a covered entrance porch with front door leading to a covered walkway having butler sink and tap and appliance space and doors leading onto the delightful walled garden.

A door leads into the kitchen/breakfast room having a range of wall, floor and drawer units on three sides with single drainer sink unit, space for washing machine and cooker, walk-in larder, floor mounted gas fired boiler and door leading via steps to a cellar. The delightful sitting room has a door out to and views over the rear garden, gas fire having tiled hearth and part brick surround and door leading into an inner hall having character pine panelled stairs with under stairs cupboard leading to the first floor.

Upon reaching the first floor one is immediately struck by the character and age of the building, as the stairs open up into a very large double aspect landing some 27ft in length. An opening leads to a beamed upstairs sitting room with feature fireplace having gas coal effect fire with quarry tiled mantle above and door to a useful store room which has steps down into a good sized double bedroom. Overlooking the rear garden and approached through an inner hall is the master bedroom with ornate fireplace, range of built-in cupboards and airing cupboard, whilst bedroom three is 'L' shaped again

having views over the garden and a built-in cupboard. Rounding off the accommodation is a bathroom having panelled bath with shower over, washbasin with vanity unit, close coupled wc and part tiled walls.

The character and blend of this accommodation cannot be stressed enough in such a convenient location for the town centre.

The walled garden is a true delight being laid principally to lawn and edged with mature acer, azalea, rhododendron and camellia. There is a variety of outbuildings including potting shed, greenhouse, store and gardeners toilet.

The detached garage is approached off College Hill (no direct access from the property to it).

COMMERCIAL

3 Petworth Road

Currently held under a full maintenance and repairing lease from 2015 at an initial rent of £22,000 per annum rising to £25,000 from October 2020 with a rent review in 2025 and a break option in 2020 and 2025.

5 Petworth Road

Currently held under a full maintenance and repair for the interior of the premises for six years from 2012 at a rent of £14,500 per annum. We understand that this lease is being considered for extension for a further ten years.

Security of tenure for both commercial units is contracted out of the Landlord and Tenant Act 1954 therefore the tenant does not have the right to renew the lease.

SERVICES

All main services are connected to the property.

TENURE

Freehold

LOCAL AUTHORITY Waverley Borough Council

DIRECTIONS

From our offices in Haslemere High Street proceed south towards the Town Hall turning left into Petworth Road where the property will be found almost immediately on the right hand side.

VIEWINGS

Strictly by confirmed appointment with the Agents

Office hours: Mon - Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm.

AH 09/11/2016







AGENTS NOTES

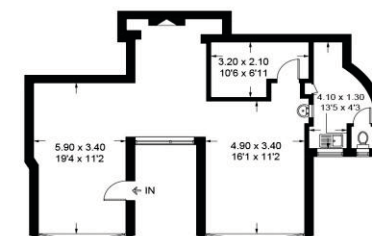
All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings.

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

Approximate Gross Internal Area
Main House = 177.6 sq m / 1912 sq ft
Commercial Unit 1 = 200.6 sq m / 2159 sq ft
Commercial Unit 2 = 62.9 sq m / 677 sq ft
Basement = 14.2 sq m / 153 sq ft
Garage = 36.7 sq m / 395 sq ft
Outbuilding = 42 sq m / 452 sq ft
Total = 534 sq m / 5748 sq ft



Ground Floor

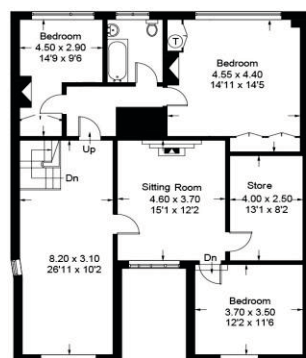
Commercial Unit 2



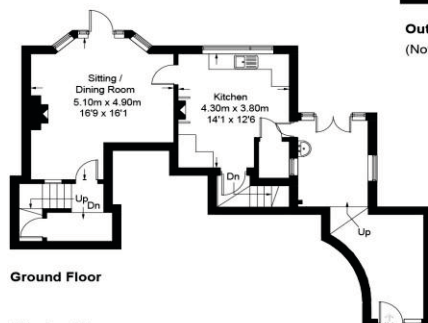
Ground Floor

First Floor

Commercial Unit 1

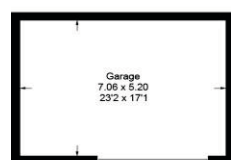


First Floor

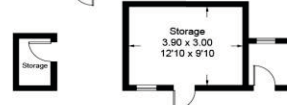


Ground Floor

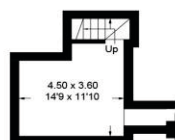
Main House



Garage
(Not Shown In Actual Location / Orientation)



Outbuildings
(Not Shown In Actual Location / Orientation)



Basement

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID295561)

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