



INTRODUCING
11 MALLARD CLOSE

HASLEMERE GU27 1QU

BEDROOM
4 BEDS

AREA INC GARAGE SPACE
1487 SQFT

BATHROOM
2 BATHS



WELCOME HOME

11 MALLARD CLOSE

Introducing this wonderful four-bedroom detached family home, located in the highly desirable area of Haslemere, just moments from the A3, offering excellent access to nearby towns and equidistant to popular schools; infant, junior and senior. This property offers a well-balanced mix of flexible living and sleeping accommodation, along with a beautifully maintained rear garden that features a studio office, and driveway parking for at least two cars.

In 2014, the home was extended and fully refurbished to create a spacious open-plan kitchen and dining room, perfect for modern family living and entertaining. The property also boasts four generous bedrooms, including a master suite with its own en-suite shower room, and stunning contemporary family bathroom.

Ideal for families or those seeking extra room to relax and unwind, this home combines contemporary design with thoughtful, functional layouts and we highly recommend a viewing of this beautiful home to fully appreciate what it has to offer.



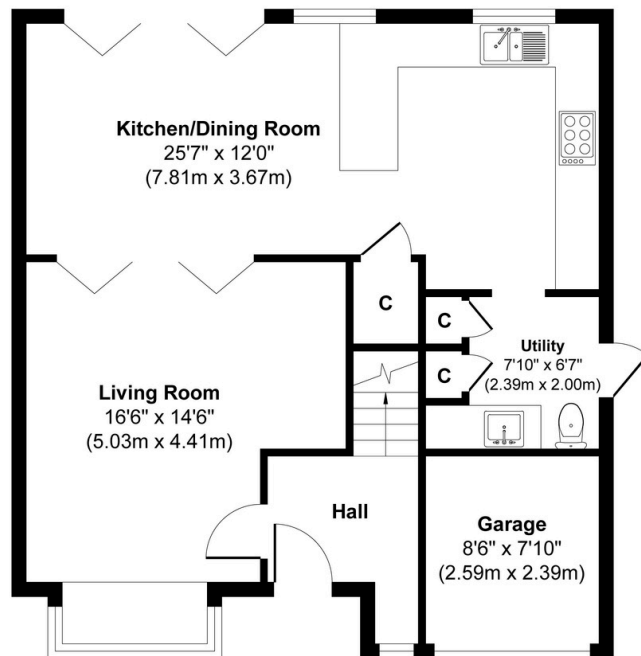
KEY FEATURES

- Beautifully presented, four-bedroom family home
- Open plan kitchen/dining room with breakfast bar
- Master bedroom with en-suite shower room
- Three further bedrooms, one with mezzanine level
- Home studio/Garden office
- Driveway parking for at least two cars
- Offered with no onward chain

DOWNSTAIRS

This wonderful home boasts an open-plan kitchen and dining area that opens up to the garden via stylish bi-fold doors, creating a seamless connection between indoor and outdoor spaces. Leading off the kitchen, a practical utility room providing further access to the garden, and a convenient W/C can be found.

The cosy living room with its feature bay window allows light to flood the room, and provides the perfect spot to unwind and enjoy family time.

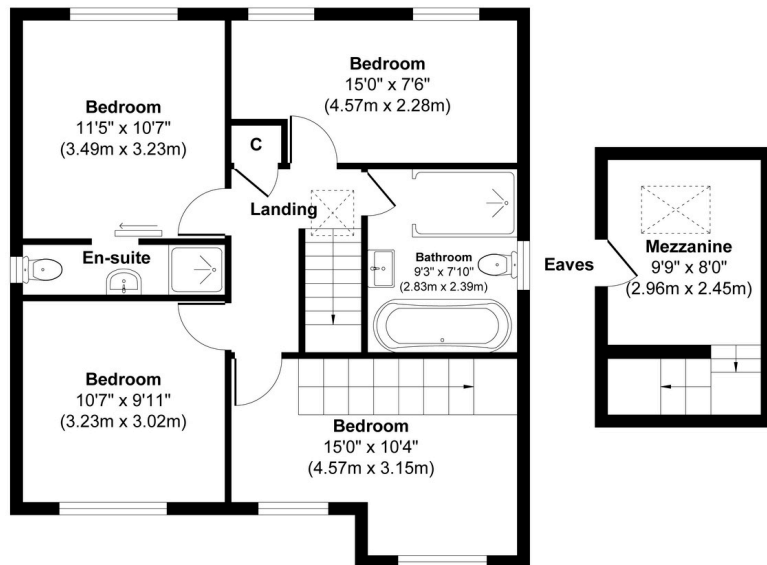




UPSTAIRS

The first floor features a master bedroom with a modern en-suite shower room, offering a peaceful retreat to end the day. In addition, there are three further double bedrooms, one of which boasts a unique mezzanine level, providing extra space and versatility.

The contemporary family bathroom is a highlight, complete with a freestanding bath and a separate shower cubicle, offering both luxury and practicality.

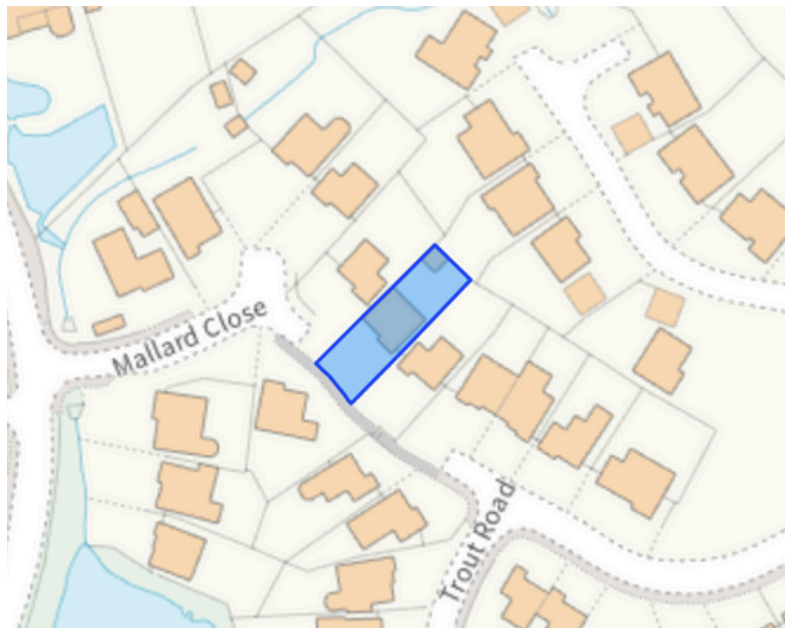




OUTSIDE

Situated at the end of a quiet cul-de-sac, this home offers driveway parking for two cars in front of stylish grey 'side hinged' garage doors that open to a half storage area—an ideal space for bikes, garden equipment, or other outdoor essentials.

The rear garden is accessible from the front via a side gate, through the utility room or directly from the dining room through bi-fold doors. It is divided into distinct areas, including a level lawn, a paved patio and an area of fixed corner seating, ideal for al fresco dining, and houses a home office/studio. The garden is well-screened by mature hedging, ensuring a high degree of privacy from neighbouring properties.





NEED TO KNOW

Freehold
EPC Rating C 73
Mains Gas, Electricity and Water
Council Tax Band E
Waverley Borough Council

Whilst every effort has been made to ensure accuracy, these particulars should not be relied upon and should be verified by your lawyer.

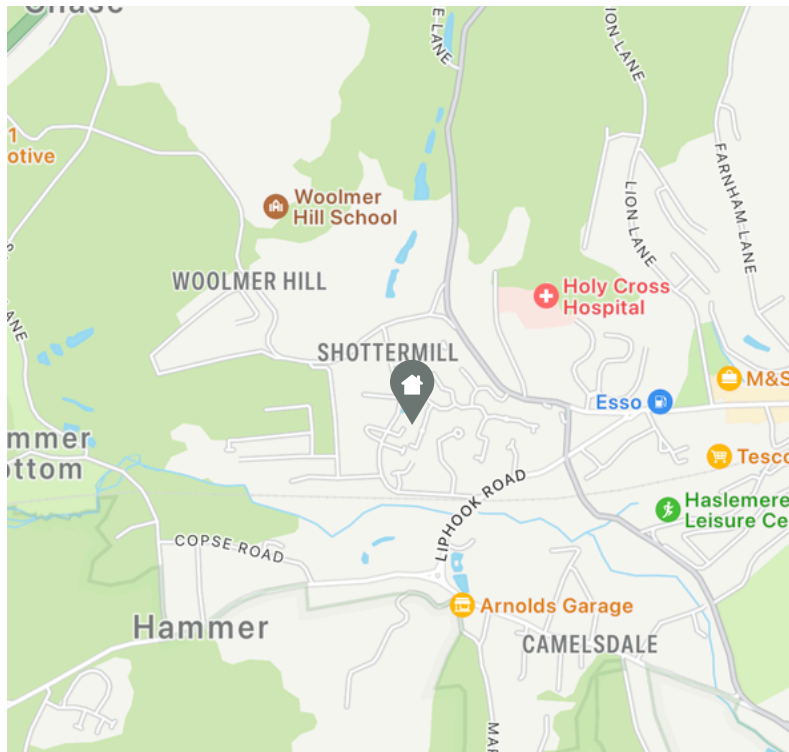


NEAR ME



Haslemere offers a plethora of opportunities for entertainment, whether you are a keen walker and want to enjoy the benefits of living on the edge of The South Downs National Park or prefer to parade around the mix of unique boutiques & shops found on the High Street, there is something for everyone.

Having great transport links (A3 & mainline station to Waterloo in approx 55 mins) you are ideally connected to larger towns and cities.



PUBS

THE MILL
LIPHOOK ROAD
SHOTTERMILL

THE WHITE HORSE
HIGH STREET
HASLEMERE

SHOPS

MARKS & SPENCER
LION LANE
HASLEMERE

WAITROSE
WEST STREET
HASLEMERE

RESTAURANTS

MOMA
HIGH STREET
HASLEMERE

COPPA CLUB
HIGH STREET
HASLEMERE

CAFE

HEIDI
HIGH STREET
HASLEMERE

OLIVERS
WEST STREET
HASLEMERE

SCHOOLS

SHOTTERMILL
INFANT & JUNIOR
LION LANE

WOOLMER HILL
SENIOR SCHOOL
WOOLMER HILL RD

OUR COMPANY

Just us – No longer are you required to deal with numerous colleagues from a number of offices. We are your personal Property Professional from your initial Market Appraisal to key hand-over on Completion Day.

Unrivalled marketing – Advertising on the four major property portals: Rightmove, Zoopla, OnTheMarket & PrimeLocation.

Limited clients – Our business model means we work for only a handful of clients at any one time.

ABBY & MICHAELA PROPERTY PROFESSIONALS

Heart & Home Property Professionals was founded with over 20 years' experience in the sales and property industry.

Both living locally, Michaela in Hampshire and Abby in Surrey, they know all of the advantages of the local area, and focus on offering a 'hand holding' style estate agency covering Surrey, Sussex & Hampshire.





HEART & HOME PROPERTY PROFESSIONALS

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