

INTRODUCING

BELMONT, 20 NEW ROAD

HASLEMERE, SURREY GU27 1RW

BEDROOMS
3 BEDS

AREA
841 SQFT

BATHROOMS
1 BATHS

HEART & HOME
PROPERTY PROFESSIONALS

WELCOME HOME

BELMONT, 20 NEW ROAD

Welcome to Belmont, a beautiful Edwardian home where period charm meets thoughtfully considered interiors. Full of warmth and personality, this three-bedroom property combines the character of its heritage with the comforts of modern family living. Its elegant bay window, cosy wood-burning stoves and carefully chosen finishes create a home that feels both timeless and inviting.

Set in the popular village of Camelsdale, Belmont enjoys a wonderful sense of community, with a lovely mix of families and couples calling the area home. One of the things the current owners have loved most is the location, with beautiful National Trust countryside, the local recreation ground and the highly regarded Camelsdale Primary School all within walking distance. It's a setting that offers the perfect balance of outdoor adventures and everyday convenience, ideal for growing families looking to put down roots, young professionals seeking a quieter pace of life, or anyone wishing to become part of a welcoming village community.

With Haslemere's mainline railway station within easy reach, offering direct connections to London Waterloo, Belmont brings together the charm of village living with the convenience of staying well connected. Lovingly cared for by its current owners, this beautiful home is ready for its next chapter.





KEY FEATURES

Beautiful Edwardian semi-detached home
Three generously proportioned double bedrooms
Character features including log-burning stoves and a bay window
Spacious dining room connected to adjoining kitchen
Generous east-facing rear garden, with decking and pergola
Off-road parking to the front
Sought-after village location, close to a reputable school and MLS

DOWNSTAIRS

The welcoming sitting room is full of warmth and character, with rich, inviting tones that beautifully complement the home's Edwardian heritage. A traditional bay window allows natural light to pour into the room, while a wood-burning stove nestled within a striking fireplace creates the perfect spot to curl up on a winter evening.

The generous dining room offers a wonderful space for gathering with family and friends. A second wood-burning stove adds both warmth and character, while its open connection to the adjoining kitchen makes the space ideal for everything from busy family breakfasts to relaxed evenings entertaining. The kitchen itself features wooden worktops and complementary metro-tile splashbacks, while a beautifully tiled family bathroom completes the ground floor.









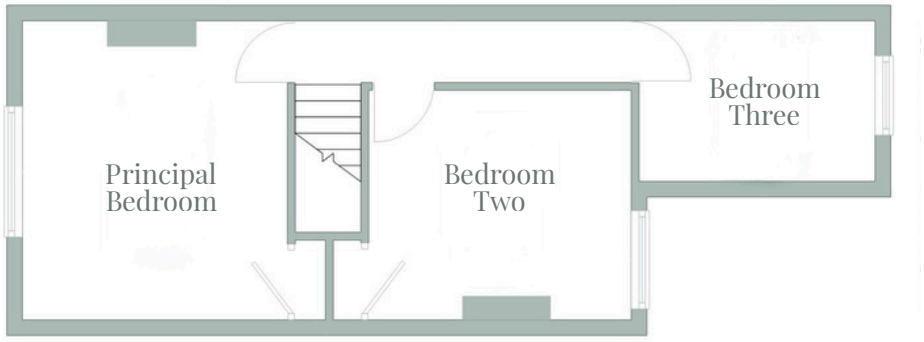




UPSTAIRS

Upstairs, three generously proportioned double bedrooms offer comfortable accommodation, each with their own individual charm. The principal bedroom provides a peaceful retreat, with a large window allowing plenty of natural light to flood the room, and the added practicality of a built-in storage cupboard.

Overlooking the rear garden, the second and third bedrooms are equally inviting, with the second also benefiting from a built-in storage cupboard. Whether accommodating a growing family, welcoming overnight guests or creating a dedicated space to work from home, these versatile rooms can easily adapt to suit different lifestyles.











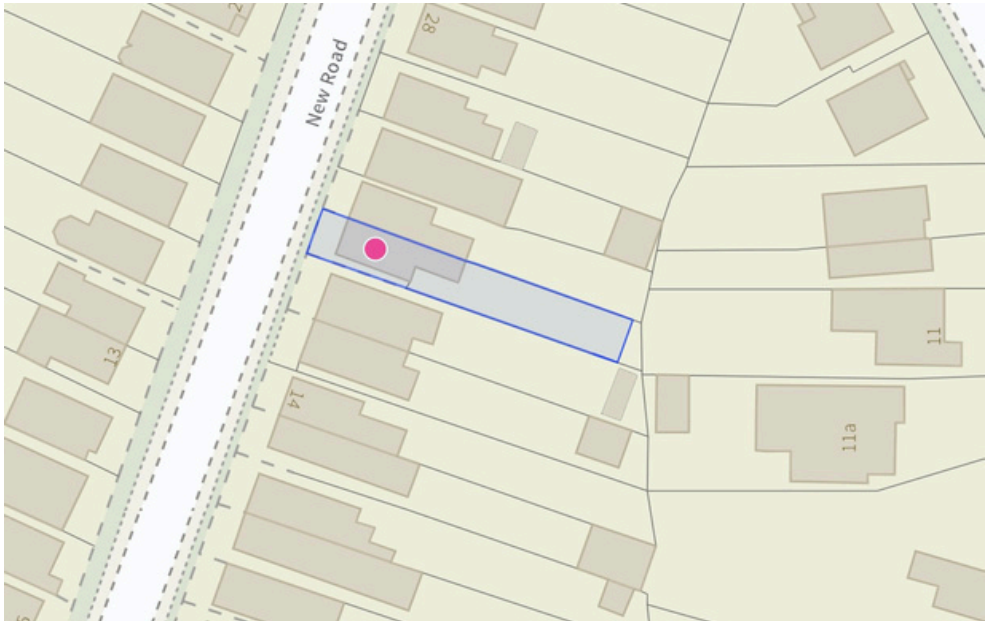


OUTSIDE

To the rear of Belmont lies a generous east-facing garden, a wonderful extension of the home with plenty of space to enjoy the outdoors. Thoughtfully arranged for both relaxation and entertaining, a patio leads to a decked seating area sheltered beneath a contemporary pergola, creating the perfect setting for summer barbecues, alfresco dining or simply enjoying a morning coffee.

Beyond, a spacious lawn is framed by flower beds and mature shrubbery, bringing greenery to the garden. Enclosed by fencing for privacy, it's a lovely space for children to play, while stepping-stone paving directs you to a useful storage shed at the far end.

To the front of the property, off-street parking provides added convenience for everyday living.







NEED TO KNOW

Freehold

EPC Rating D 67

Mains Gas, Electricity, Water & Drainage

Council Tax Band D

Chichester District Council

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

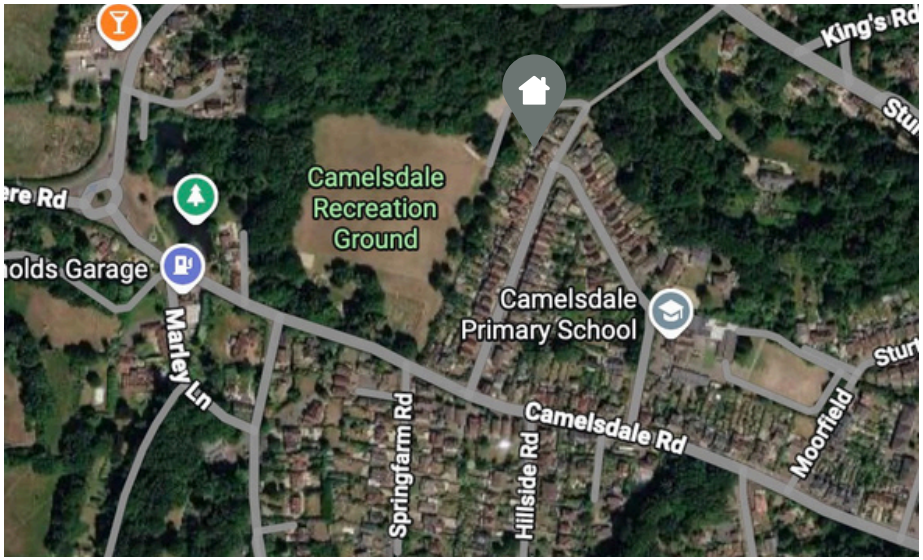


NEAR ME

Nestled on the southern fringes of Haslemere, Camelsdale is a charming village with a welcoming community feel. With its popular primary school, recreation ground and nearby National Trust countryside, it's a wonderful setting for families and those who enjoy the outdoors.

Haslemere itself offers something for everyone, from beautiful walks along the edge of the South Downs National Park to independent boutiques, cafés and shops lining its historic High Street.

Despite its peaceful surroundings, the area remains well connected, with Haslemere's mainline station offering direct services to London Waterloo in approximately 55 minutes, while the nearby A3 provides convenient access to Guildford, London and the South Coast.



PUBS

THE MILL
LIPHOOK ROAD
SHOTTERMILL

THE WHITE HORSE
HIGH STREET
HASLEMERE

SHOPS

MARKS & SPENCER
LION LANE
HASLEMERE

TESCO
WEY HILL
HASLEMERE

SHOPS

LONDIS
CAMELSDALE RD
CAMELSDALE

ARNOLDS GARAGE
CAMELSDALE RD
SHOTTERMILL

RESTAURANTS

MOMA
HIGH STREET
HASLEMERE

COPPA CLUB
HIGH STREET
HASLEMERE

CAFE

LION'S DEN
WEY HILL
HASLEMERE

HEIDI
HIGH STREET
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OUR COMPANY

Expert local guidance – Buying a home is a big decision. As local property professionals, we're here to answer your questions, share our knowledge of the area and support you throughout your purchase.

A smoother move – From your first viewing to collecting the keys, you'll deal directly with us. No call centres, no being passed between departments – just two dedicated agents who know your purchase inside and out.

Personal service, every step of the way – We intentionally work with only a select number of clients at any one time. That means more time for you, faster responses and a level of care that's difficult to find.



Heart & Home Property Professionals was founded with one goal: to offer a more personal way to move home. With over 20 years of combined experience in the property industry, we offer a refreshing, hands-on approach that's built on communication, honesty and genuine care.

Living locally ourselves, we know Surrey, Sussex and Hampshire inside out. From recommending the best schools and walking routes, to guiding you through every stage of your move, we're here to make buying or selling a home as smooth and enjoyable as possible.



HEART & HOME PROPERTY PROFESSIONALS

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