



Keats
independent estate agents

Lion Lane, Haslemere

Guide Price

£475,000

Freehold



Haslemere

Lion Lane, Haslemere, Surrey, GU27 1JF

Guide Price **£475,000**

We are pleased to present for sale this charming three-bedroom Victorian character cottage, located in a highly sought-after area, conveniently close to local amenities and schools. Wheaten Cottage is also within walking distance of Haslemere train station, offering direct services to London Waterloo and the coast.

- Charming 3 bedroom character cottage in sought after lane
- Cozy sitting room with featured fireplace
- Well proportioned southerly garden with patio, lawn, mature borders & side access
- Open-plan kitchen and dining area
- Family Bathroom
- Shed & outbuildings providing workshop, laundry room & storage



The Property

The cozy sitting room features an original fireplace, along with bespoke built-in shelving and seating. The oak flooring flows into the well-appointed kitchen diner, which has ample space for a dining table and includes built-in corner seating with integrated storage. Upstairs, you will find three bright and spacious bedrooms, including two doubles and a generously sized single. The property boasts double-glazed sash windows designed to match the originals and benefits from central heating throughout. There is also a loft, accessible from the upstairs hallway.

Outside

Outside, the property features a generous, south-facing garden with a patio, lawn, trees, and mature flower borders. Additional storage is provided by a shed with power, as well as two outbuildings, one of which is equipped with power, water, a washing machine, and a tumble dryer.

DIRECTIONS

From our office turn right at the Town Hall onto Lower Street. Continue along passing the Haslemere Station, under the bridge and through the local shops at Wey Hill. At Lion Green traffic lights turn right onto Lion Lane and No 9 will be found on the left hand side.

VIEWINGS

Strictly by confirmed appointment with the Agents
Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm

LOCAL AUTHORITY : Waverley Borough Council

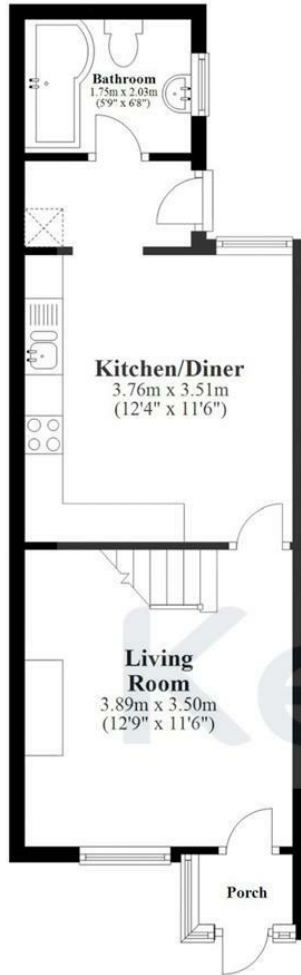
TAX BAND : C

TENURE : Freehold



Ground Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.5 sq. feet)



Total area: approx. 68.8 sq. metres (741.0 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

