



**Keats**  
independent estate agents

Church Close, Haslemere

Guide Price:

**£615,000** Freehold



# Haslemere

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Church Close, Haslemere, , GU27 2DB

**\*CHAIN FREE\*** - A lovely three bedroom semi-detached cottage in a secluded location in the sought after village of Grayswood.



- **Three Bedrooms**
- **Lounge Dining Room with Log Burning Stove**
- **Downstairs Cloakroom**
- **Lovely Secluded Garden**
- **Popular Primary School**
- **Fitted Kitchen With Fitted Appliances**
- **Bathroom and Shower Room**
- **Detached Garage**
- **Sought After Location**
- **NO CHAIN**

#### THE PROPERTY

Copse Cottage has in the recent past has been the subject of extensive updating and refurbishment. This character property is located on the ever popular village of Grayswood. The entrance door opens to a spacious reception hall and the large Sitting room benefits from being dual aspect and has a wood burning stove and a fine view over the rear garden is via double French door. The rear aspect kitchen has a fine range of wall mounted and base kitchen cabinets, there is a ceramic sink. Integrated appliances include a built in oven and a hob with cooker hood over. There is a dishwasher and a washing machine. Again there are lovely views from the French doors over the garden. Upstairs. There are two double bedrooms and a family bathroom. Further stairs lead to a main bedroom with built in wardrobe cupboards and an en-suite wet room.

#### OUTSIDE

The mature rear garden is a good size and is laid to lawn with shrubs and trees. There is a side access to front of cottage and parking area. There is a large garage with a roll up electronic door and there is good eaves storage. There is also a large outbuilding.

#### GRAYSWOOD

GRAYSWOOD is a very popular village lying about 1 mile north-east of Haslemere on the A286. The active village community enjoys a primary school, pretty village green overlooked by the church, pub and modern Village Hall. Nearby Haslemere offers a wide range of shopping facilities, two leisure centres and main line station to London Waterloo (about 55 minutes). Churches of the principal denominations can be found in the local area and there is a very good selection of state and private schools. The county town of Guildford is approximately 15 miles to the north. For more information on the area please visit [www.haslemere.com](http://www.haslemere.com).

**LOCAL AUTHORITY** : Waverley Borough Council

**TAX BAND** : E

**TENURE** : Freehold

**LEASE TERM** : n/a

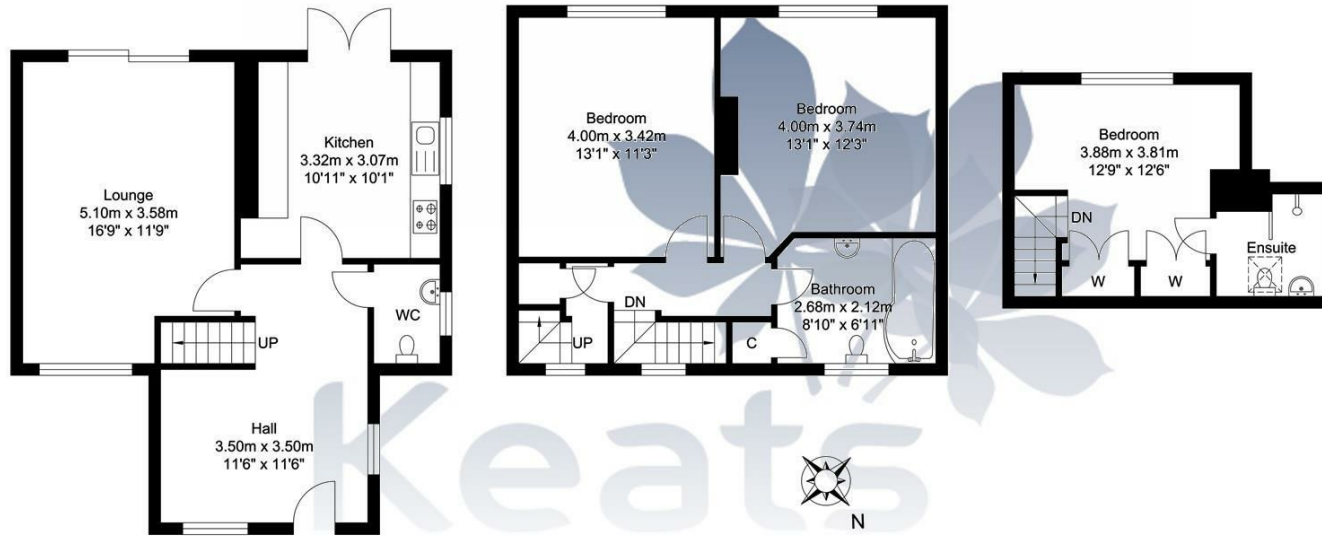
**GROUND RENT** : n/a

**SERVICE CHARGE** : n/a

**DIRECTIONS** : From central Haslemere, leave the town on the A286 towards Grayswood. Church close can be found on the left hand side immediately before the village church. Grayswood Copse Cottage will be found on the left hand side at the end of the lane.

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





Ground Floor  
Total Approximate Area  
488.35 sq. ft.  
(45.37 sq. m)

First Floor  
Total Approximate Area  
443.90 sq. ft.  
(41.24 sq. m)

Total Approximate Area  
1106.42 sq. ft.  
(102.79 sq. m)

Room In Roof  
Total Approximate Area  
174.16 sq. ft.  
(16.18 sq. m)



## 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			
(81-91) B			
(69-80) C			
(55-68) D		62	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

