



Little Hatch, 38 Hammer Lane, Haslemere, Surrey GU27 3QX
Freehold

CLARKE  GAMMON

LITTLE HATCH COTTAGE 38 HAMMER LANE HASLEMERE SURREY GU27 3QX

Beautiful character semi-detached cottage

Modernised and restored to a high standard

3 Good sized bedrooms & 2 bath/shower rooms

Farmhouse kitchen/dining room

Sitting room & snug

New electric central heating system

New UPVC windows

Quiet, semi-rural location

Large rear garden with 2 sheds

Fully completed with no onward chain



A charming character period semi-detached cottage, superbly modernised and refurbished in a quiet leafy location in the popular village of Hammer.

THE PROPERTY

Little Hatch cottage is set well back from Hammer Lane and enjoys a peaceful setting with almost immediate access to woodland and countryside walks. The cottage has been sympathetically restored and modernised, along with an extension creating a wonderful farmhouse style kitchen/dining room. There is a brand-new range of kitchen units & appliances, complimented by solid oak worktops and upstands, oak breakfast bar and oak flooring. The kitchen includes an electric hob, oven, wine cooler, dishwasher and fridge freezer. There are 2 individual reception rooms on the ground floor, the sitting room which has a full width original raised brick hearth and wood burner, and cosy snug, which could also be used as a study. These both have oak floors, with the whole of the cottage having oak veneered internal doors. The rear hall has a stable door overlooking the rear garden, and a downstairs wc. On the first floor there are 3 well-proportioned bedrooms & 2 luxuriously appointed bath/shower rooms with an ensuite to bedroom 1. Other features of note include full re-wiring, new electric central heating system, new private treatment plant, new UPVC windows, and outside lighting to the side and rear.



THE GROUNDS

At the front of the cottage there is a natural stone paved footpath through an enclosed fenced area of garden, leading to the walled entrance area. To the side is a shingle driveway with parking for up to 4 cars, with attractive retaining oak sleepers, and side stable door into the kitchen. The rear garden has been carefully landscaped to provide 2 large level areas of lawn. The upper lawns are retained by railway sleepers, with a full width patio adjoining the rear of the cottage. At the bottom of the garden are 2 sheds, the larger could be used as a home office.

SITUATION

The popular village of Hammer lies on the south-western outskirts of Haslemere and just 2.5 miles from the centre of Liphook. Shottermill with its attractive National Trust owned ponds is just a short distance away, along with Arnolds Garage and convenience store and Camelsdale Infant and Junior school. In nearby Weyhill are Tesco and M & S Food along with local shops, cafes and restaurants. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, restaurants, public houses and coffee bars. There are two hotels; The Georgian in the High Street and Lythe Hill. The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast.

Camelsdale 1.2 miles
Shops and amenities in Weyhill 1.4 mile
Main line station 1.7 miles
A3 access point at Hindhead 1.2 miles
Haslemere Town Centre 2.2 miles
Godalming 10.5 miles
Guildford 17.5 miles

All distances approximate

Little Hatch Cottage, 38 Hammer Lane, Haslemere, GU27

Approximate Area = 1238 sq ft / 115 sq m

For identification only - Not to scale



LOCAL AUTHORITY

Chichester

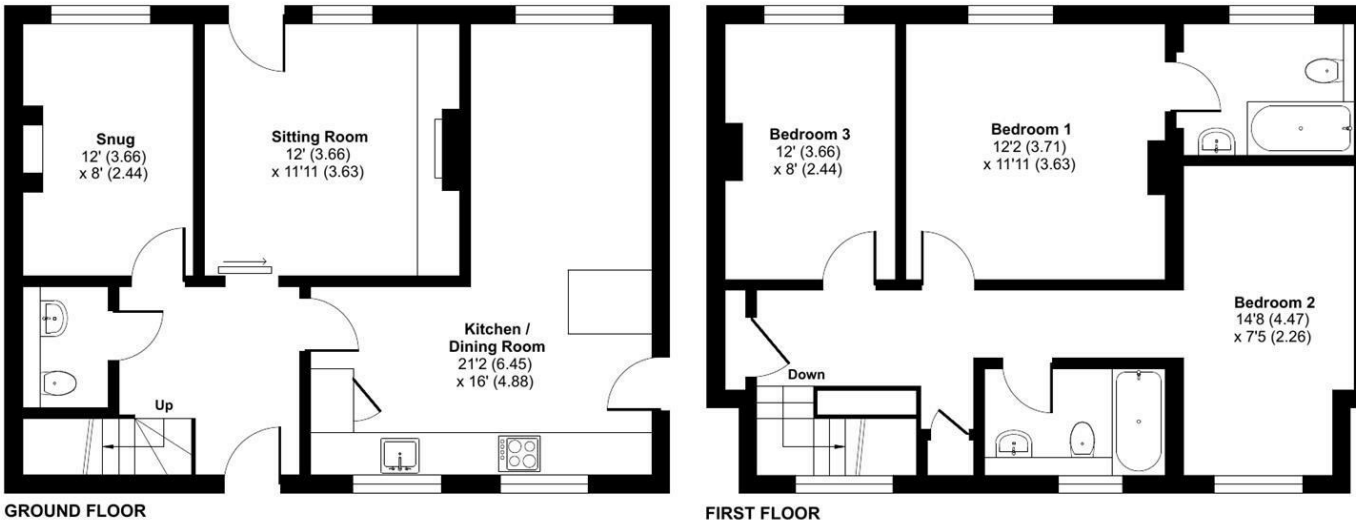
COUNCIL TAX

Band D

SERVICES

Mains water, electricity and private drainage

23rd September 2024



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Clarke Gammon. REF: 1165592

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst). Continue for approximately 1 mile and as the roads bears left, turn right into Bell Road. At the T-junction turn right and then almost immediately left into Camelsdale Road. Continue until reaching the roundabout taking the 1st exit then turn right into Hammer Lane.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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