



8 Copse Road, Haslemere, GU27 3QH
Freehold

**8 COPSE ROAD
HASLEMERE GU27 3QH**

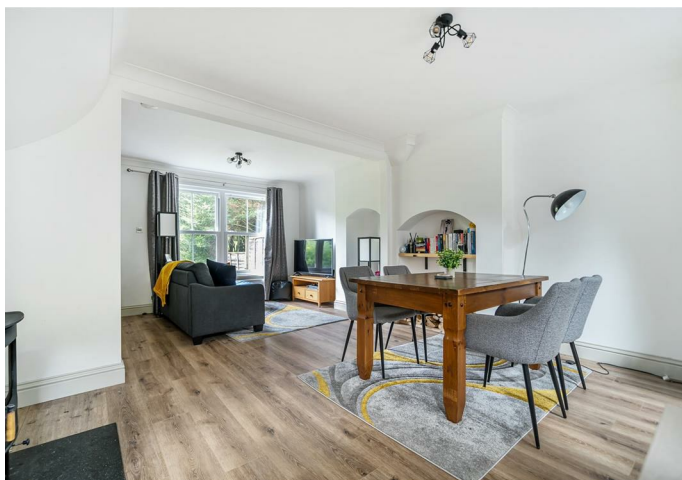
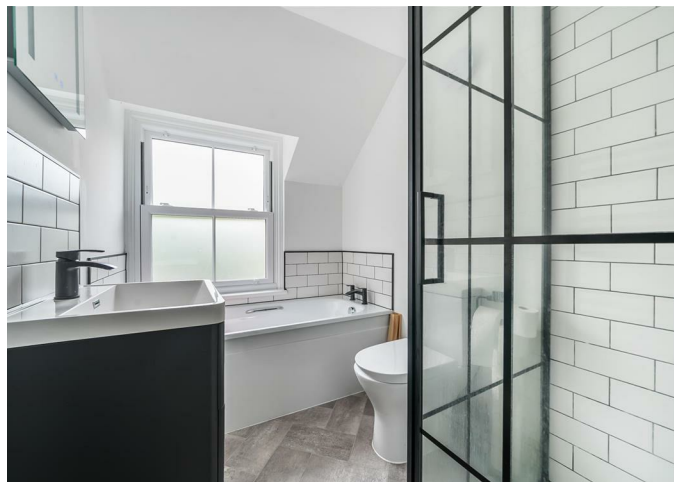
Charming semi-detached cottage	2 bedrooms
Refitted first floor bathroom	Open plan sitting/dining room
Woodburner	Refitted kitchen
Double glazing and gas central heating	Driveway and garage
Home office	New boiler fitted 2021



**A delightful character 2 bedroom
Victoria semi-detached cottage
quietly situated in the popular
village of Hammer.**

THE PROPERTY

Set back from this popular village road this well presented and charming cottage offers the perfect blend of cosines with its centrally located wood burner and complimented by a number of recent upgrades and improvements. These include a newly fitted double aspect kitchen overlooking the South West facing rear garden and attractive UPV sash style windows. The open plan design of the ground floor makes the very best of the overall space and light with sitting/dining room having both the front and rear aspect. Here the wood burner provides an attractive focal point and two arched recesses providing shelving and storage. Bedroom 1 has a front aspect with two windows providing a lovely view towards Hammer Vale and an ornate Victorian style fireplace. Bedroom 2 at the rear has a built in wardrobe, a view over the garden and original wooden floorboards. Both the bedrooms are serviced by a luxuriously appointed bathroom with a separate shower cubicle. The cottage has gas central heating via radiators and the new boiler was fitted in 2021.



GARDENS AND GROUNDS

The property is approached by a shingle driveway with off street parking with a double five bar gate this leads to the large detached garage which has light and power and a workbench. A pathway then leads to the front garden which has a lawn with flower and shrub gardens which steps up to the front door and entrance area. There is a gated side path to the side garden where there is a paved terrace, beyond the patio steps go to a further area of lawn and are well screened on both side which leads to the home office at the top of the garden which has plenty of space for a desk, double glazed windows and a vaulted style ceiling.

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.

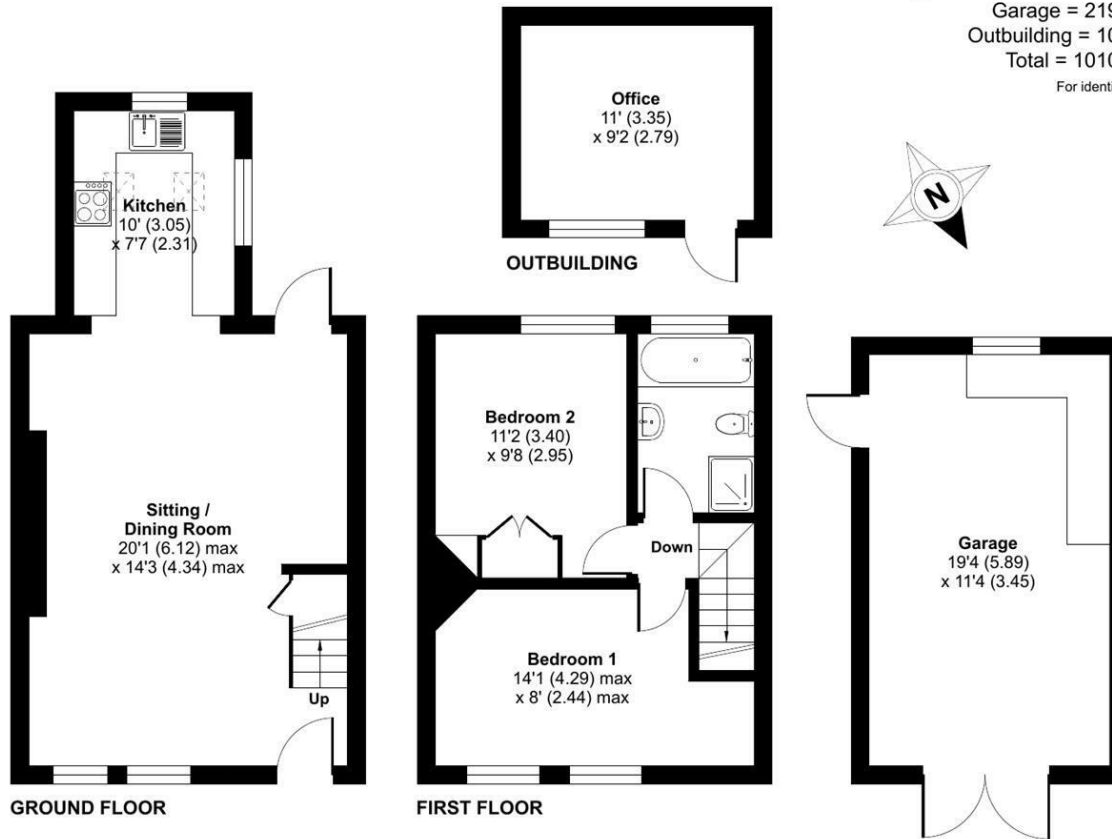
Camelsdale 1 mile
Shops and amenities in Weyhill 1.2 miles
Main line station 1.5 miles
A3 access point at Hindhead 1 mile
Haslemere Town Centre 2 miles
Godalming 10.5 miles
Guildford 17.5 miles

All distances approximate

Copse Road, Haslemere, GU27

Approximate Area = 690 sq ft / 64.1 sq m
 Garage = 219 sq ft / 20.3 sq m
 Outbuilding = 101 sq ft / 9.4 sq m
 Total = 1010 sq ft / 93.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1182257

LOCAL AUTHORITY

Chichester

COUNCIL TAX

Band C

SERVICES

Mains water, electricity, mains drainage
 gas central heating

18th September 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

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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 Cope Road

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

GUILDFORD OFFICE
 T: 01483 880 900

HASLEMERE OFFICE
 T: 01428 664 800

LIPHOOK OFFICE
 T: 01428 728 900

MAYFAIR OFFICE
 T: 0870 112 7099

AUCTION ROOMS
 T: 01483 223101

