



1 Rose Cottages, Covers Lane, Hammer, Haslemere, Surrey
Freehold

1 ROSE COTTAGES, COVERS LANE HAMMER, HASLEMERE SURREY GU27 1QF

A delightful period semi-detached cottage in a quiet semi-rural location with its own adjoining paddock/stables/barn/sand school and woodland, totalling just under 1 acre.

The cottage occupies an established position in a small no through lane in Hammer Vale, recently having been substantially enlarged to create a superb blend of character, charm and convenient open plan family living. On the ground floor are a sitting room and family room with original treated wooden floorboards and fireplaces with wood burners. Wide archways create an open flow through to the superb kitchen/dining room, with infrared overhead ceiling heating and bifold doors onto the full width paved sun terrace; Also on the ground floor is a side boot room area, a utility room and a cloakroom. On the first floor are 4 well proportioned double bedrooms, bedroom 1 has an ensuite shower, with bedrooms 2, 3 & 4 serviced by a luxuriously appointed family bathroom. Bedrooms 1, 2 & 4 enjoy some lovely views over the rear garden, paddock and woodland beyond.

Being sold with the cottage and rarely available, ideal for a buyer with equestrian interests, is a paddock which incorporates a silica sand and rubber sand school which is 23 metres by 19 metres, a stable block with 4 stables and a tack room supplied with water and electric with a large barn. The whole plot is just under 1 acre and well fenced and boarded on one side by woodland.

- **Character semi-detached cottage with land**
- **4 double bedrooms**
- **Sitting room and living room**
- **Cloakroom and utility room**
- **Quiet semi-rural location**
- **Paddock/barn/stables and sand school**
- **ensuite shower and family bathroom**
- **Kitchen/dining room**
- **Double glazing and oil fired heating**
- **Close to Bramshott Common**

CG HASLEMERE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

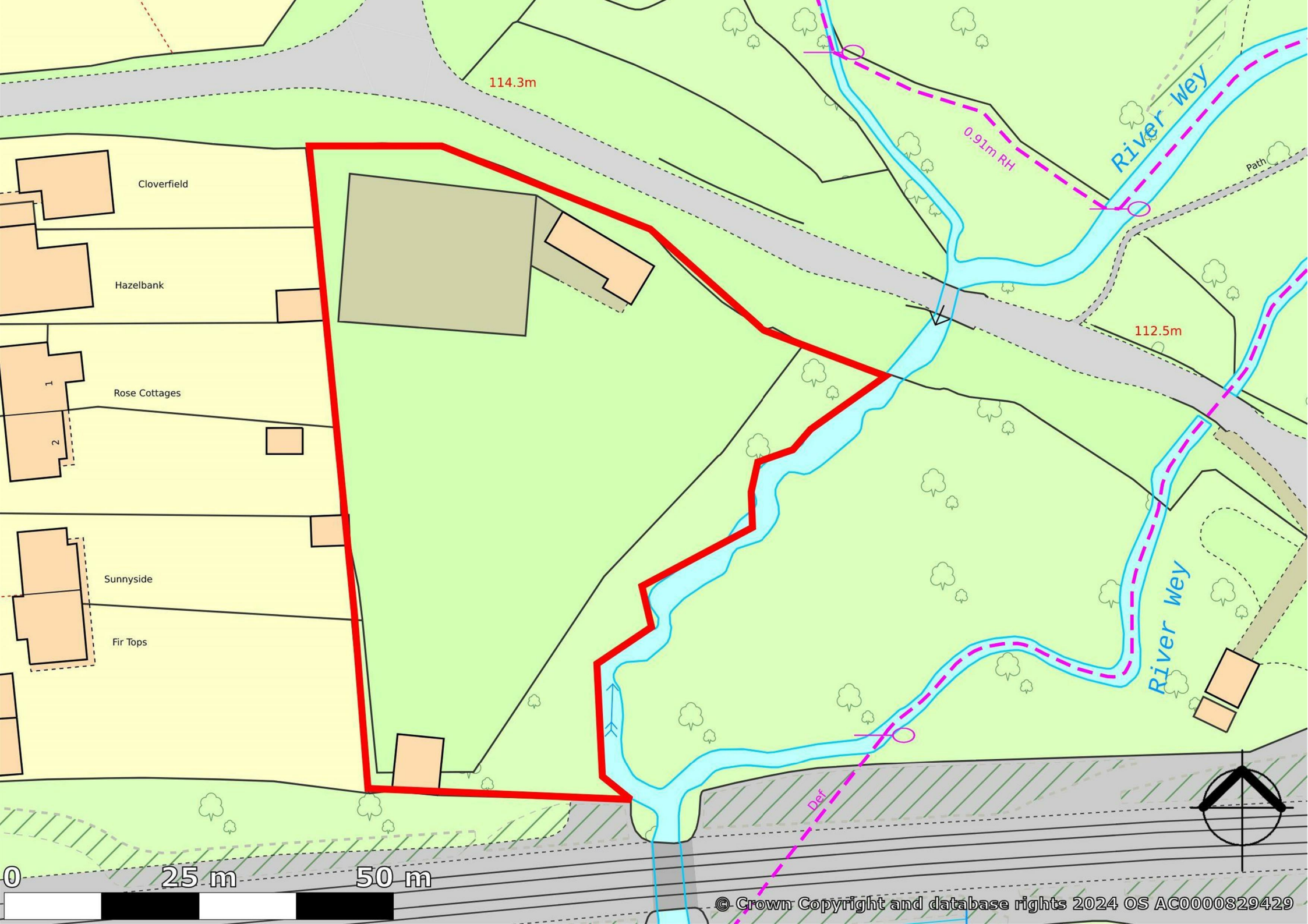
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Local Authority: East Hampshire Tax Band D

Services: Mains electricity & water, private drainage & oil fired gas heating









SITUATION

The property is located within the desirable hamlet of Hammer Vale which is surrounded by acres of open countryside including the National Trust owned Hindhead Common and Devil's Punchbowl where walking and riding can be enjoyed. The Prince of Wales PH is within walking distance and the amenities in Camelsdale, which include Arnolds Garage/Convenience store and a popular junior school are just a short drive away, as is Weyhill where you will find Tesco and M & S Food. Haslemere town centre offers a comprehensive range of shops including Waitrose, Boots and Space NK, boutiques,

restaurants, public houses and coffee bars including Costa. There are two sports centres; The Edge and Haslemere Leisure Centre along with spa facilities at the Lythe Hill Hotel. There are excellent schools for all ages, both state and private in the area. Haslemere main line station has a fast service into London Waterloo from 50 minutes and the A3 can be joined at Hindhead giving connections to the M25, motorway network and south coast.



DIRECTIONS

From our office on the Haslemere High Street proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286). Continue for approximately 0.75 mile and at the sharp left hand bend turn right and at the junction turn right again. Take the 1st left onto Camelsdale Road, and proceed to the roundabout taking the 1st exit. Turn right into Hammer Lane immediately after the Memorial Hall, continue over the bridge and Covers Lane will be found on the left.

Camelsdale 1 mile
Weyhill 1.5 miles
Main line station 2 miles
High Street 2.5 miles
A3 access at Hindhead 1.9 miles
Liphook 3miles
Guildford 15 mines

All distances are approximate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

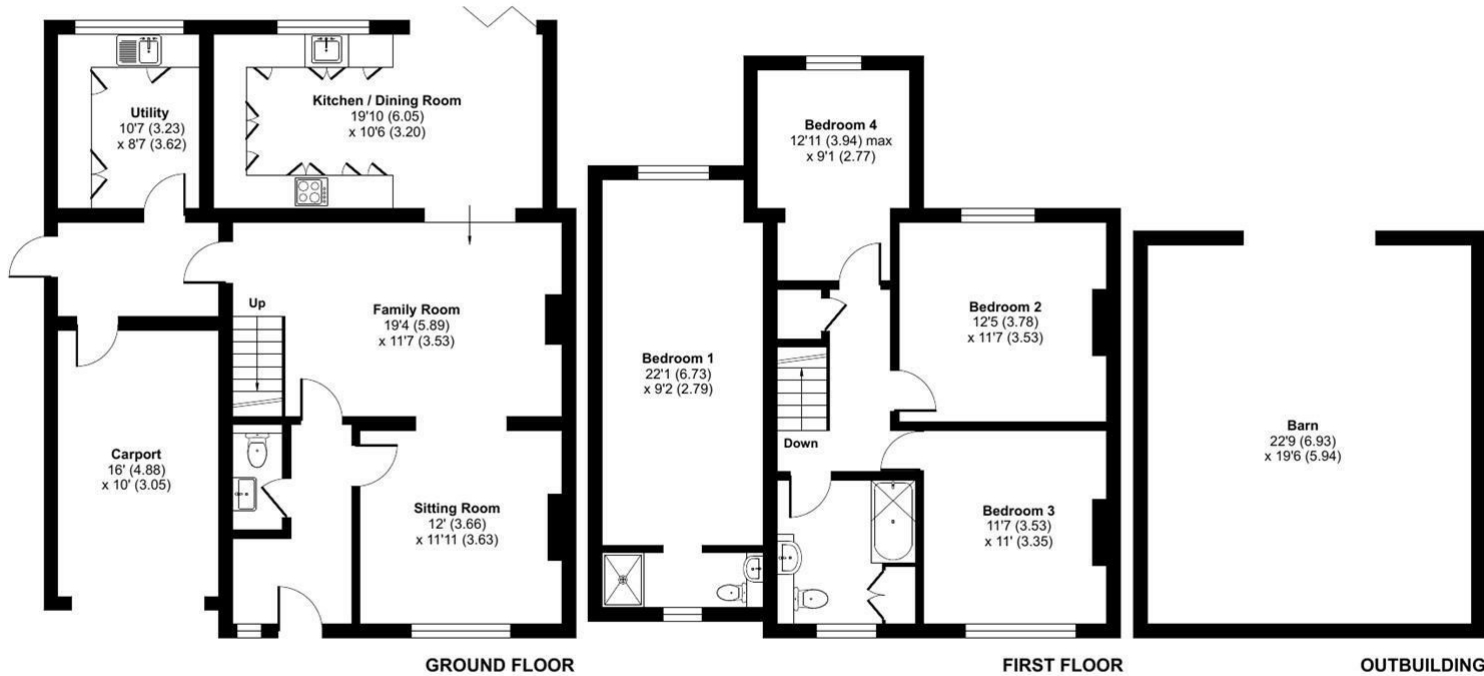
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Approximate Area = 1700 sq ft / 157.9 sq m (excludes carport)

Outbuilding = 445 sq ft / 41.3 sq m

Total = 2145 sq ft / 199.2 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). © nchecon 2024. Produced for Clarke Gammon. REF: 1208447

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.

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