



**Yorick Cottage, Weycombe Road,  
Haslemere, Surrey. GU27 1EL**



**YORICK COTTAGE WEYCOMBE ROAD  
HASLEMERE SURREY GU27 1EL**

**Freehold**

Victorian cottage dating  
from 1879

Four bedrooms / three  
double

Modern, fitted kitchen

Family bathroom

Private driveway for two cars

Excellent family  
accommodation

Triple aspect sitting room

Modern shower  
room/cloakroom

Attractive, level part-walled  
garden

Central Haslemere location  
close to town centre

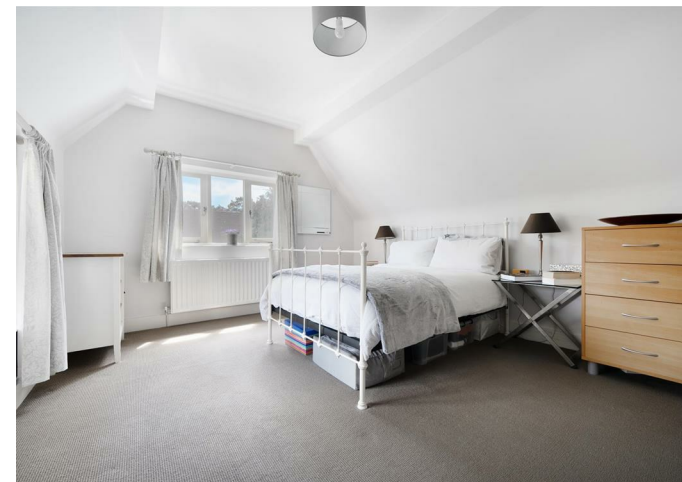


**A charming detached Victorian property offering a delightful blend of character/contemporary living with a wealth of retained period features and attractive wrap around gardens.**

**THE PROPERTY**

Sympathetically extended and modernised over the years to provide an ideal family living accommodation, with spacious, well-designed layout. With four bedrooms (three of which are double), Yorick Cottage is perfect for families or those seeking extra space for guests or a home office. The property is accessed through a covered porch and traditional Victorian front door. A modern fitted kitchen includes Neff appliances and a useful breakfast bar. At the heart of the property is the L-plan living area, including sitting room/dining room and a separate family room. These areas provide a versatile combination of cosy character and light airiness. The sitting room has a working open fireplace and the family room is triple aspect with French doors leading out to the rear terrace and garden. Downstairs there is a wet room with power shower and a second family bathroom upstairs. Two of the bedrooms have fitted wardrobes whilst the smaller fourth bedroom is currently being used as a home office.





## THE GROUNDS

Outside, the wrap around gardens, containing a mix of mature plant and shrub borders, are an attractive feature of the property. The generous rear terrace, is perfect for entertaining, capturing morning and early afternoon sun and overlooks the south facing garden which is mainly laid to lawn. A colourful cottage garden lies to the front and side, and features a second terrace which is a late afternoon sun trap. There is a summer house and a garden shed, both recently installed. The property offers a double driveway, providing off-street parking to the front, a valuable feature in this desirable area.

## SITUATION

Situated in the much sought after St Bartholomew's area of Haslemere, a short walk from Haslemere high street, the local health centre, train station and popular St. Bart's school. The property's location on Weycombe Road offers a peaceful residential setting and benefits from easy access to stunning areas of National trust land and Areas of Outstanding Natural Beauty. The surrounding South Downs National Park, National Trust Swan Barn Farm, Blackdown and Hindhead heathlands offer miles of walking routes all around. Haslemere is an attractive town with a good range of independent and chain shops, boutiques, restaurants, bars and coffee houses, together with Waitrose, Marks & Spencer and Tesco supermarkets. There are excellent schools locally, both state and private, for all ages. There are good road links to London and the South Coast, and the main line station is approximately 0.5 miles away and offers a fast and frequent service into London Waterloo in under one hour.

There are excellent golf courses in Hindhead and Liphook, and leisure facilities which include Amarna Spa at Lythe Hill, Champneys Forest Mere, and The Herons and Edge leisure facilities in Haslemere.

Haslemere High Street - under 1/3 mile

Haslemere Train Station - 0.3 miles

A3 Access at Hindhead - 3.8 miles

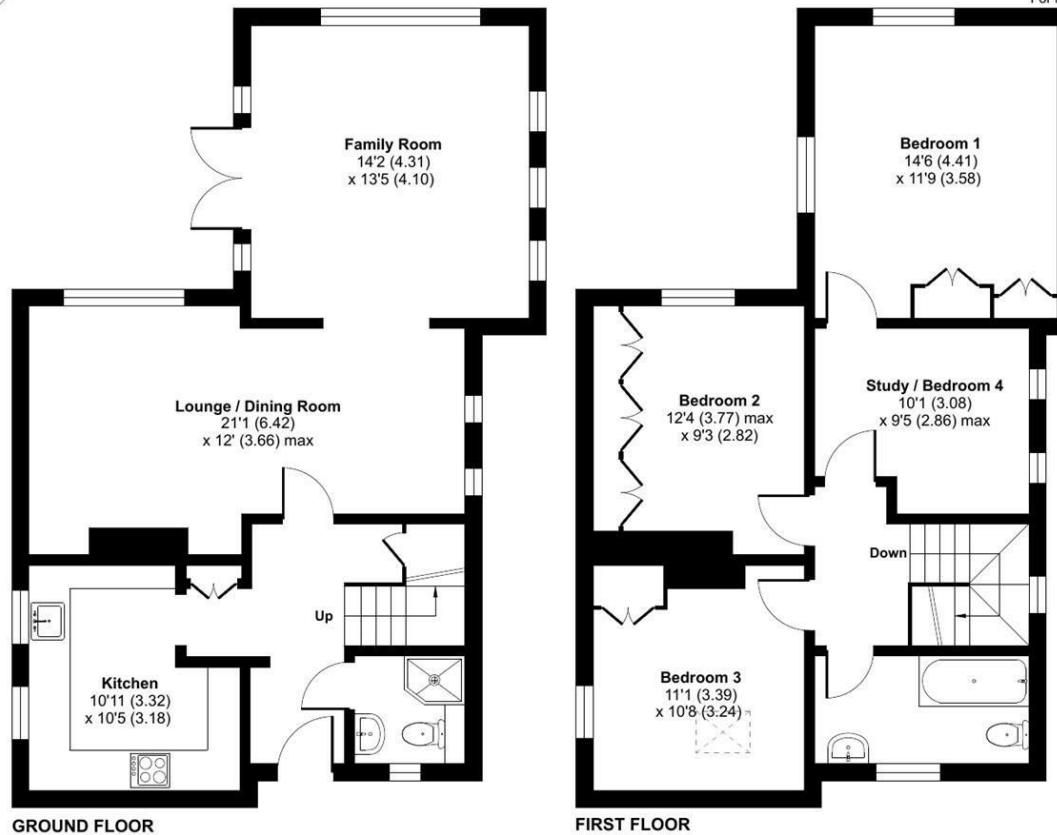
Guildford - 15 miles



## Weycombe Road, Haslemere, GU27

Approximate Area = 1301 sq ft / 120.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chem 2025. Produced for Clarke Gammon. REF: 1290636

### LOCAL AUTHORITY

Waverley Borough Council Waverley

### COUNCIL TAX

Band F

### SERVICES

Mains water, electricity, mains drainage  
gas central heating

27th May 2025

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: [haslemere.sales@clarkegammon.co.uk](mailto:haslemere.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

### DIRECTIONS

From Haslemere High Street proceed north towards Grayswood taking the left hand turn into Church Lane shortly after passing the Museum on the right. Continue on passing the Health Centre, over the railway bridge and up into High Lane taking the first right hand turn into Weycombe Road. Yorick Cottage is then circa 100m down on the right-hand side.

### 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

