



**Valentine Cottage, 8a Junction Place, Haslemere.
Freehold**

**VALENTINE COTTAGE 8A JUNCTION PLACE
HASLEMERE GU27 1LE**

Price Guide £479,950

Newly Converted Detached
House

2 Bedrooms

Fully Fitted Kitchen

Bathroom

Walking distance of Shops &
Station

Smart Contemporary Styling

Garage & Parking

Open Plan Living Room

Double glazing & Gas Central
Heating

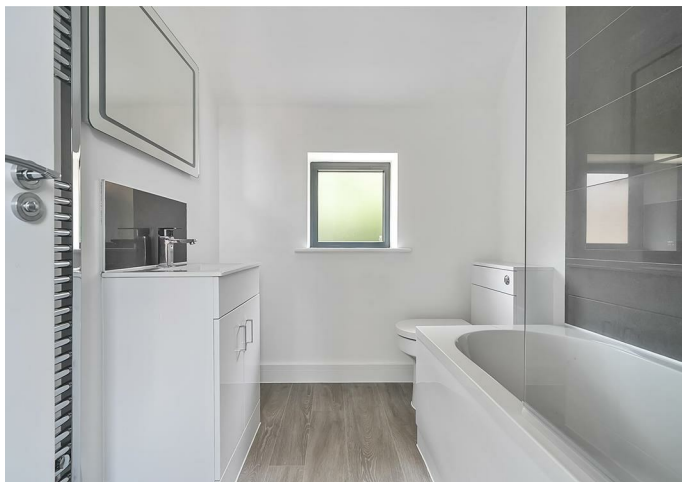
Balcony off Bedroom 1



**A newly converted 2 bedroom
detached house in an extremely
convenient location within a
stone's throw of shops in Wey Hill
and a short walk to Haslemere
station.**

THE PROPERTY

Valentine Cottage has been carefully and thoughtfully converted from a former commercial workshop and is now essentially a brand new home being sold for the first time and with the convenience of no onward chain. Fully completed, the property is ready for immediate occupation and has been finished to an excellent standard with attractive elevations blending brickwork, light grey render and contrasting dark grey cladding. Completing the contemporary styling are dark grey framed powder coated double glazed windows and wide balcony off the main bedroom. On the ground floor is a hall with stairs leading to first floor and understairs boiler cupboard. The remaining ground floor space is an open plan kitchen/dining/living room with a fully fitted white gloss kitchen including an integrated fridge/freezer, full size dishwasher, washing machine and oven and hob. On the first floor are the 2 bedrooms, fully carpeted and complemented the sleek bathroom with a white suite. Off the main bedroom is the wide balcony enclosed by glass and a steel balustrade.



THE GROUNDS

The property has an integral single garage which has light & power with a parking space in front.

SITUATION

Valentine Cottage is in the heart of Wey Hill within a stone's throw of the shops and amenities which include Tesco and M&S Food. Haslemere Leisure Centre, the main line station (London Waterloo in under one hour) and High Street are all within walking distance. The town centre offers a comprehensive range of shops and boutiques including Waitrose, WH Smith and Boots, restaurants, public houses and coffee bars including Costa. The Coppa Club and Lythe Hill hotels both have spas and further leisure and sports facilities can be found at The Edge, Woolmer Hill and Haslemere Recreation Ground. There are numerous golf courses of high quality including Hindhead, Hankley, Blackmoor, Liphook and Old Thorns Golf and Country Club nearby. The area is renowned for its excellent schools, both state and private and the town is surrounded by beautiful countryside including the National Trust owned Hindhead Common and Devils Punchbowl. The A3 can be accessed at Hindhead giving connections to the M25, Heathrow and Gatwick airports and the south coast.

Main line station 0.7 miles

Haslemere High Street 1.1 miles

A3 access at Hindhead 2.5 miles

Godalming 10.4 miles

Guildford 15.8 miles

All distances approximate

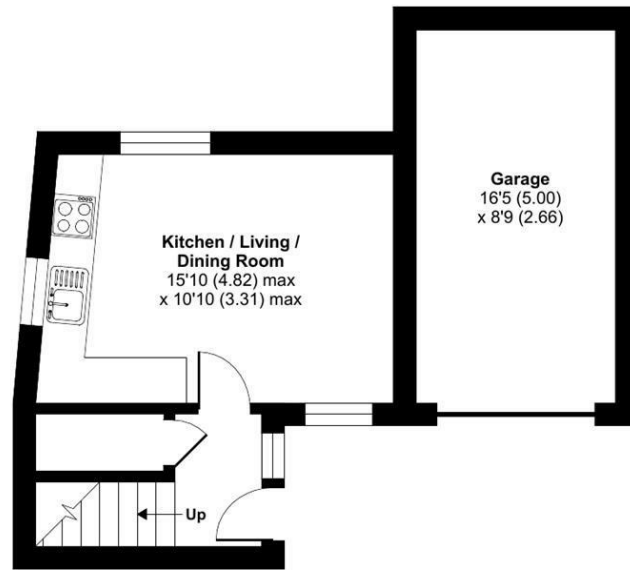
Junction Place, Haslemere, GU27

Approximate Area = 617 sq ft / 57.3 sq m

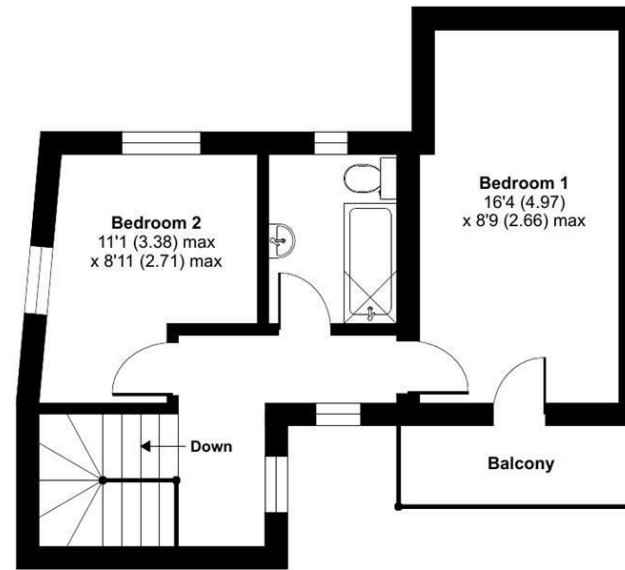
Garage = 145 sq ft / 13.5 sq m

Total = 762 sq ft / 70.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Clarke Gammon. REF: 1301834

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX


Band

SERVICES

Mains water, electricity, gas, mains drainage

2nd June 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	84
England & Wales	EU Directive 2002/91/EC 	

CG HASLEMERE OFFICE

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DIRECTIONS

Go through Haslemere High Street, continue past the station, continue through Wey Hill, go past the Esso garage turn right after Esso garage and the drive to the property will be 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

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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