



## 'Old Well Cottage'

A glorious two double bedroom Grade II Listed cottage set in the heart of Haslemere with garage and parking.



- ▶ **Period Grade II Listed Cottage**
- ▶ **Exposed Timber Beams**
- ▶ **Walking Distance To Haslemere High Street**
- ▶ **Walking Distance To Haslemere Station**
- ▶ **Log Burner In The Sitting Room**
- ▶ **Beautiful Cottage Gardens**
- ▶ **Summer House & Garden Storage**
- ▶ **Bonus Loft Area**
- ▶ **Garage**
- ▶ **Parking For Three To Four Cars**

Nestled in the heart of Haslemere, Old Well Cottage is a Grade II listed property showcasing a unique blend of tile-hung and pink rendered façade. Its charm is complemented by a cosy log burner in the sitting room, ideal for colder winter days.

This enchanting home offers a well-planned ground floor, including a welcoming porch which leads into a kitchen/breakfast room with exposed wooden beams. Leading through there is an elegant dining area with further exposed beams. Living room with a log burner, a four piece bathroom suite, and a delightful kitchen area with access onto the private garden. Upstairs there are two double bedrooms both with lots of natural light. Just off of the landing is a convenient W.C. There is also a bonus loft space which has in the past been used as an occasional bedroom/hobbies room by the current owner.

There are front and rear cottage gardens, the back garden is mainly laid to lawn and enclosed by wooden fencing. There is also a large store and summer house, as well as a shed. The front of the property is a gorgeous patio area with a white gate to the entrance of Old Well Cottage which completes the cottage charm. Set in an elevated position off Lower Street this property benefits from a quiet, yet highly convenient, central position close to Haslemere's High Street.

There is a garage and parking to the property located just off of Shepherds Hill.



Denotes restricted head height



## Lower Street, Haslemere, GU27

Approximate Area = 958 sq ft / 89 sq m (exclude porch)

Limited Use Area(s) = 94 sq ft / 8.7 sq m

Garage = 164 sq ft / 15.2 sq m

Utility / Store & Outbuilding = 219 sq ft / 20.4 sq m

Total = 1435 sq ft / 133.2 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). © nichecom 2024. Produced for Henry Adams. REF: 1115653

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Situated in a sought after location within easy reach of Haslemere High Street and the station. Haslemere is an attractive town with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and the mainline station is nearby and offers a fast train service to London Waterloo in around 49 minutes. There are excellent schools locally - both state and private for all ages and leisure facilities which include The Haslemere Leisure Centre. Stunning areas of both National Trust and Areas of Outstanding Natural Beauty can be found locally for walking enthusiasts to enjoy.

## Directions & Utilities

SATNAV - GU27 2NY what3words - dirt.mysteries.dusters

Council Tax Band - Waverley Borough Council Band E

Mains: Gas, electric, water and drainage

NB: Our vendor has advised the property would now benefit from a complete rewire.

