



37 Lion Lane

A fabulous two bedroom period home set within easy walking distance to local amenities.

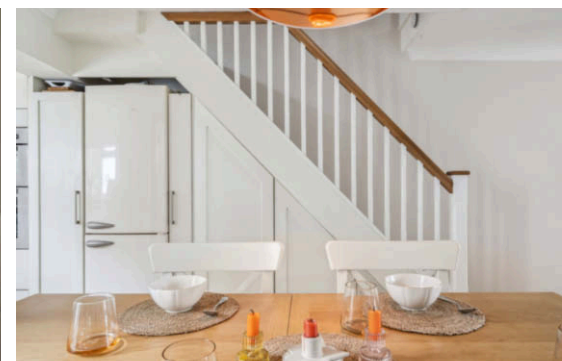
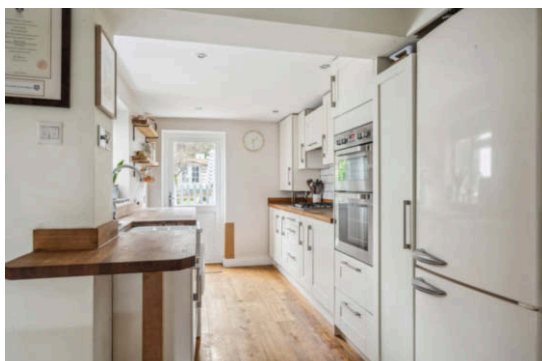
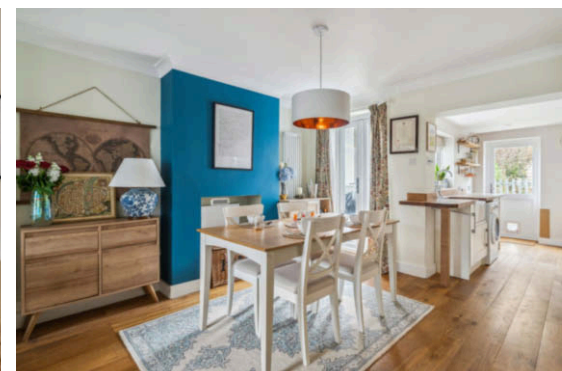
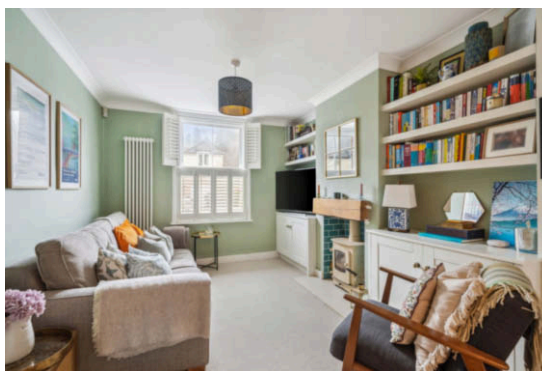


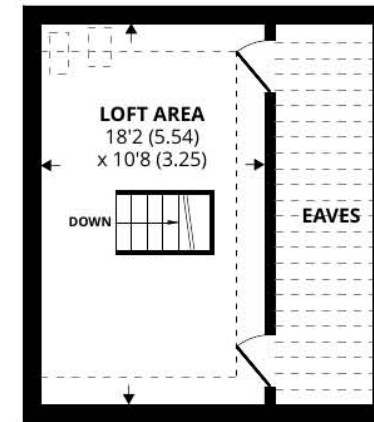
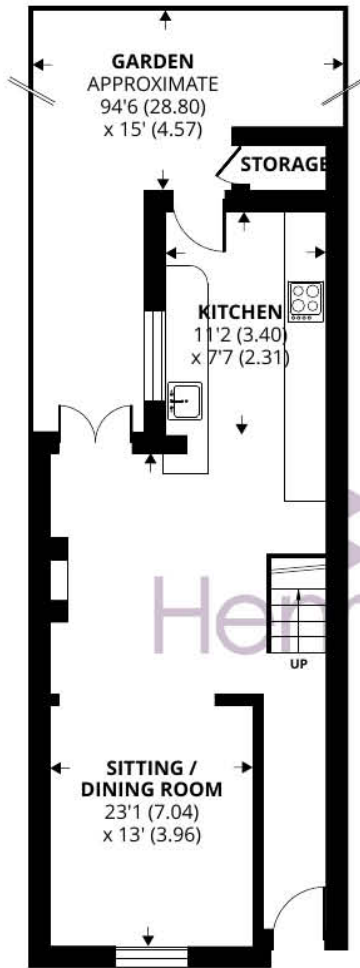
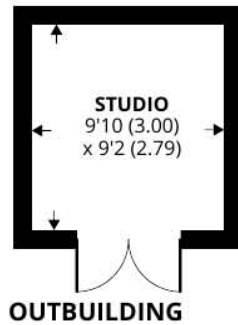
- ▶ Open Plan Kitchen/Dining Room
- ▶ Double Glazed Sash Windows
- ▶ Ideal For Lion Green Recreation Park
- ▶ Close To Highly Regarded Schools
- ▶ Potential To Extend STPP
- ▶ Sitting Room With Log Burner
- ▶ Walking Distance to Local Amenities
- ▶ Great Size Town Centre Garden
- ▶ Four Piece Bathroom Suite
- ▶ Outdoor Studio

37 Lion Lane is characterful home with a modern twist. This two-bedroom end-of-terrace house in the sought-after town of Haslemere, just a short walk from the town centre. Upon entering, you are hit with light spacious accommodation with vistas overlooking the garden straight from the front door into the open plan kitchen/dining room with access to the rear garden via french doors in the dining room and a back door in the kitchen. To the front of the property is a cosy sitting room fitted with integrated bookshelves, a warming log burner and a beautiful sash window. The fully fitted kitchen includes wooden countertops, a gas hob, an extractor hood, a dishwasher, and ample storage. Upstairs there are two spacious double bedrooms. The principle bedroom features spacious fitted wardrobes and two large characterful sash windows which flood the room with light. The spacious, modern bathroom features a shower cubicle, a freestanding bath, a heated towel rail, and hardwood flooring. Additionally, up a paddle staircase there is a versatile attic space with velux windows and recessed spotlights.

Outside, the rear South West facing garden is mainly laid lawn with shrub borders. There is also a sizable outdoor office/studio equipped with internet, air conditioning, and heating. Furthermore, there is a shed for storage and a bike store accessible from the front.

N.B. There is a right of access across the rear garden from 35 Lion Lane. There has also previously been planning permission (Now Lapsed) to extend out the rear of the property and plans can be found for this online (REF: PRA/2021/01227).





Lion Lane, Haslemere, GU27

Approximate Area = 938 sq ft / 87.1 sq m
Limited Use Area(s) = 143 sq ft / 13.2 sq m
Outbuilding = 98 sq ft / 9.1 sq m
Total = 1179 sq ft / 109.4 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: 1149425

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 & Services

Conveniently located within easy reach of Wey Hill and amenities including a M&S Food Hall, coffee shops, ice cream parlour, butchers and Lion Green (with a children's playground). The well regarded Shottermill Primary & Junior Schools are close by too. Haslemere station is approximately 0.7 miles away and offers a fast service to London Waterloo in around 49 minutes. Haslemere town centre is approximately 1.4 miles and offers a comprehensive range of independent shops, boutiques, restaurants and coffee houses. The A3 at nearby Hindhead provides road links to London and the south coast. There are excellent schools for all ages and leisure facilities. The surrounding area has some stunning countryside, much of which is in the ownership of the National Trust and offers excellent walking and riding opportunities.

Mains: Gas, Electric, Water and Drainage

Directions

SATNAV: GU27 1JF what3words: hobby.defensive.frosted

Council Tax Band: D (£2345.35) Follow us on Instagram @haslemerepropertyclub

