Henry Adams
estate agents

1 Dormy Cottages, Linchmere Road, Haslemere GU27 3QW

Guide Price £675,000 Freehold

1 Dormy Cottages

An impeccably styled family home of excellent proportions with a kitchen/dining room and large sitting room with wood burning stove.

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- **Immaculately Presented Detached House**
- **Wood Burning Stove**
- **Utility Room**
- **Downstairs Cloakroom**
- **Three Double Bedrooms with Principal Ensuite**
- **Family Bathroom**
- **Double Car Barn**
- **Dual Aspect Sitting Room**
- **Stunning Kitchen / Dining Room with Bay Window**
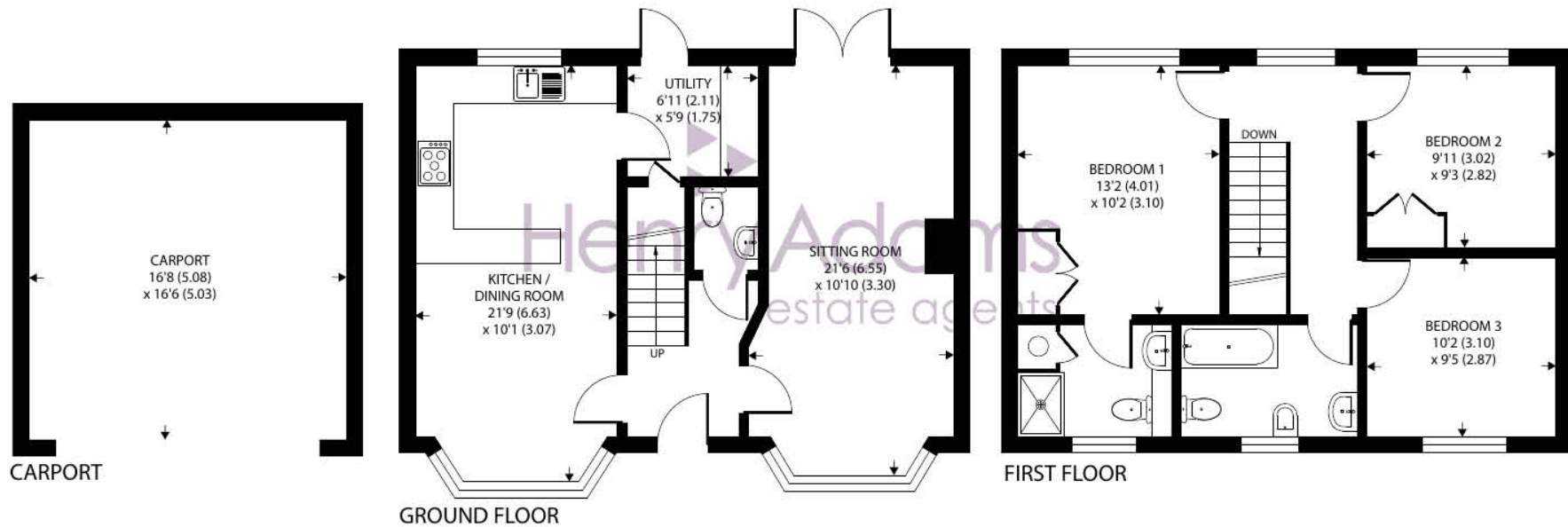- **Pretty and Secluded Garden**

This delightful three bedroom detached property epitomises modern living and elegance. As you step inside, you will immediately notice the parquet floor running through the hallway. To the left is the fabulous dual aspect kitchen / dining room with slate flooring, bay window to the front and comprehensively equipped modern kitchen with integrated appliances and range oven. Leading from the kitchen is the utility room with sink and space for a washing machine and tumble dryer, there is also a useful storage cupboard and door giving access to the secluded cottage style garden.

Heading back from the welcoming hall is a good sized cloakroom. Leading off is the light and airy dual aspect sitting room with cosy wood burning stove with floating timber mantle above. The sitting room is currently carpeted but a continuation of the parquet floor runs beneath. French doors lead out onto the rear garden and a pretty bay window with feature window seat looks out to the front.

The stairs ascend to the large first floor landing which is filled with natural light and enjoys far reaching views across Hammer Vale. The principal bedroom, with ensuite shower room, benefits from fitted wardrobes and again enjoys stunning views across Hammer Vale. Bedrooms two and three are both excellently sized doubles. The immaculately presented family bathroom completes the first floor accommodation.

Mains: Electric, water, and drainage

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CARPORT
16'8 (5.08)
x 16'6 (5.03)

CARPORT

UTILITY
6'11 (2.11)
x 5'9 (1.75)

KITCHEN /
DINING ROOM
21'9 (6.63)
x 10'1 (3.07)

SITTING ROOM
21'6 (6.55)
x 10'10 (3.30)

UP

GROUND FLOOR

DOWN

BEDROOM 1
13'2 (4.01)
x 10'2 (3.10)

BEDROOM 2
9'11 (3.02)
x 9'3 (2.82)

BEDROOM 3
10'2 (3.10)
x 9'5 (2.87)

FIRST FLOOR

1 Dormy Cottages

Approximate Area = 1114 sq ft / 103.4 sq m (excludes carport)

For identification only - Not to scale

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Outside, the front garden is bordered by a low flint wall with a path running left and right of the property giving access to the beautifully landscaped back garden. At the rear of the property is the double car barn (with power) providing ample parking space. The secluded garden is mainly laid to lawn with mature planted borders, a garden shed, pretty gazebo and metal wood store.

Location

The property is located in the hamlet of Hammer on the fringes of Haslemere and close to Camelsdale which has a popular primary school and local village shop. Haslemere town centre is about 2 miles away and offers a good range of independent shops, boutiques, restaurants, coffee houses, Waitrose and M&S Food Hall. There are good road links to London and the south coast and the mainline station offers a fast train service to London Waterloo in around 49 minutes. There are excellent schools locally for all ages and leisure facilities including The Haslemere Leisure Centre. The surrounding area has some stunning countryside, much of which is in the ownership of the National Trust .

Directions

SATNAV: GU27 3QW /// what3words: slippers.bleaker.graver