



## White Cottage, Copse Road, Haslemere, GU27 3QH

Guide Price £535,000 - Tenure: Freehold



# White Cottage, Copse Road

## Haslemere

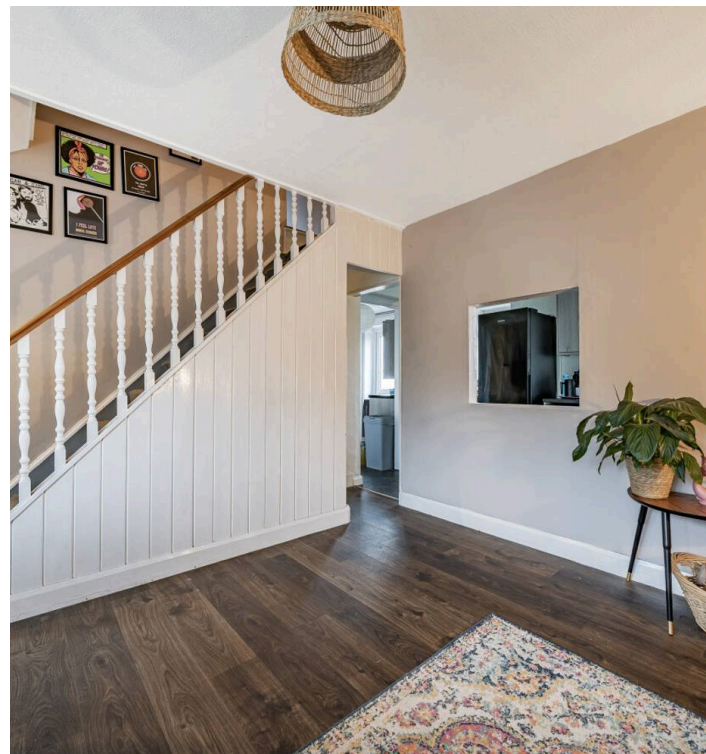
- Kitchen With Rear Garden Views
- Wood Burning Stove
- Family Bathroom
- Utility Room
- Sitting Room
- Large Dining Room
- Downstairs Cloakroom
- Wooden Shutters
- Off-Street Parking
- Mid Terraced House

A well presented family home situated in a quiet cul-de-sac off the popular residential Copse Road, with convenient access to Haslemere Station, Woolmer Hill School and acres of land owned by the National Trust.

The accommodation provides excellent family living space and comprises an entrance porch leading through to the large front aspect dining room with newly installed wood burning stove and bay window with shutters. From here the kitchen (with serving opening from the dining room) enjoys views out over the rear garden with rural glimpses of Linchmere Common beyond. A downstairs cloakroom and separate utility space gives access to the garden. A cosy front aspect sitting room completes the downstairs accommodation. Upstairs there are three good sized bedrooms and a family bathroom.

Outside, to the front, is a shingled driveway with parking for two vehicles. The rear garden is mainly laid to lawn, with a patio and garden shed; there is also useful gated access leading to the front of the property.

NB: Please note there is a flying freehold around the cloakroom at the rear of the property.





# White Cottage Copse Road

## Location:

The property is located in the hamlet of Hammer on the western fringes of Haslemere. The popular Camelsdale primary school, two Public Houses and local village shop with Post Office are within walking distance. 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 (1½ miles away) 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 area surrounding the property has some stunning countryside, much of which is in the ownership of the National Trust and offers excellent walking and riding opportunities.

## Directions:

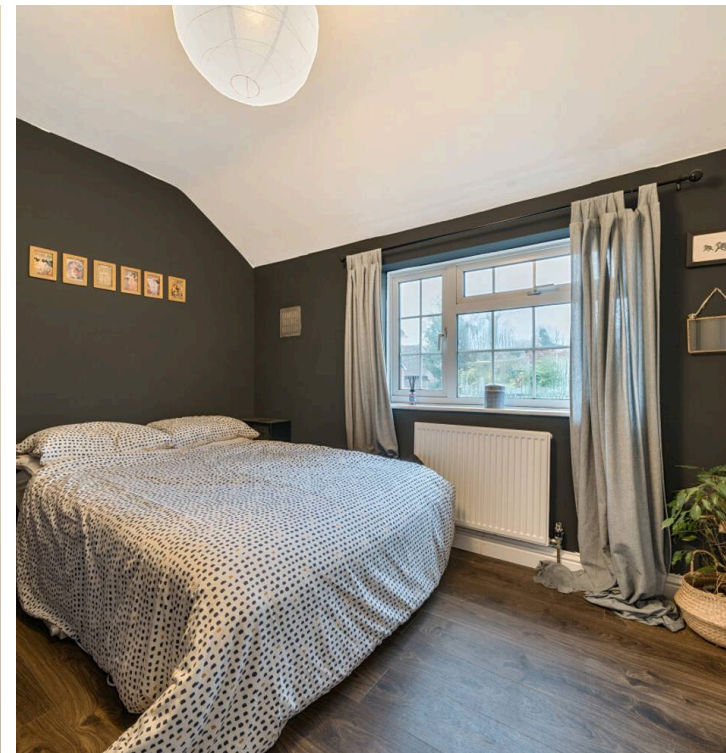
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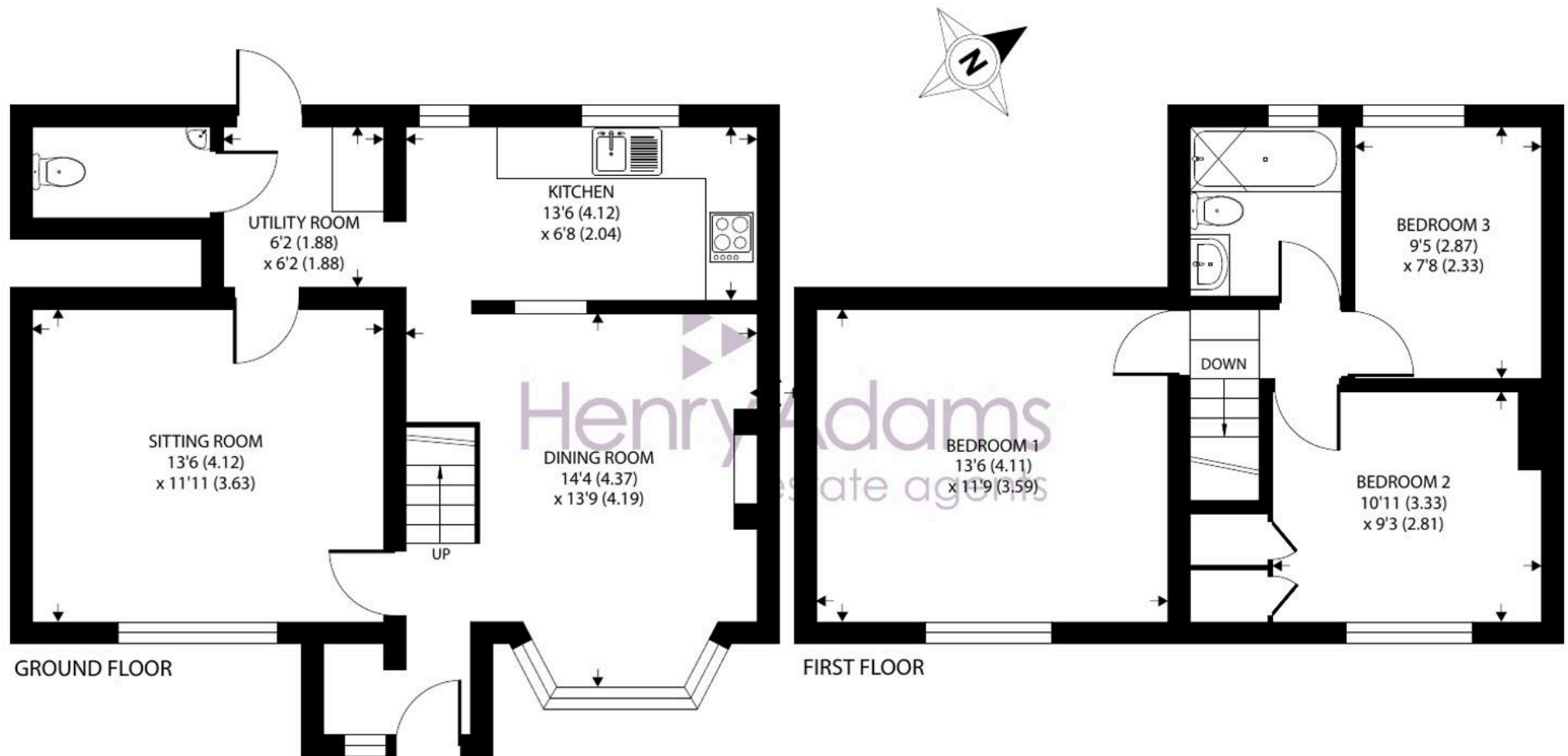
Mains: Gas, Electric, water, and drainage

Chichester District Council Tax Band: D

EPC RATING: D

Instagram: Follow us @haslemerepropertyclub





## White Cottage, Copse Road, Haslemere

Approximate Area = 972 sq ft / 90.3 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). © nichecom 2024. Produced for Henry Adams. REF: 1201802





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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.