



2 Vicarage Lane, Haslemere, GU27 1ND

Guide Price £899,995 - Tenure: Freehold



## 2 Vicarage Lane

### Haslemere

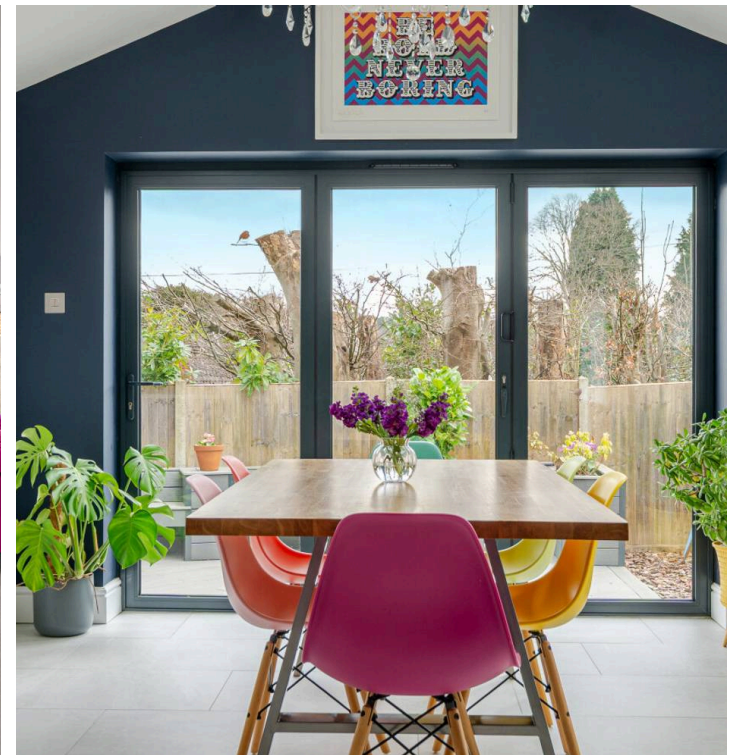
- Superb Detached Family Home
- Front Aspect Sitting Room & Separate Play Room
- Glorious Kitchen/ Dining Room With Island Unit
- Downstairs W.C. & Separate Utility Room
- Close To Highly Regarded Infant & Junior Schools
- Four Bedrooms
- Family Bathroom & En-Suite
- South-Westerly Aspect Rear Garden
- Integral Tandem Garage & Driveway Parking
- Walking Distance Of The Mainline Station & Local Amenities

An immaculately presented, four bedroom family home offering generous reception space, within this sought after location.

The accommodation includes a stunning kitchen/ dining/ family hub with island unit, separate utility room which leads through to a family room/potential guest bedroom; bright and spacious front aspect sitting room.

Upstairs, is a principal bedroom with dual access bathroom, three further bedrooms and a family bathroom.

Outside, there is an attractive, enclosed south-westerly facing rear garden mainly laid to lawn and to the front, the property further benefits from an integral tandem garage and driveway with parking.





## 2 Vicarage Lane

### Directions & Location

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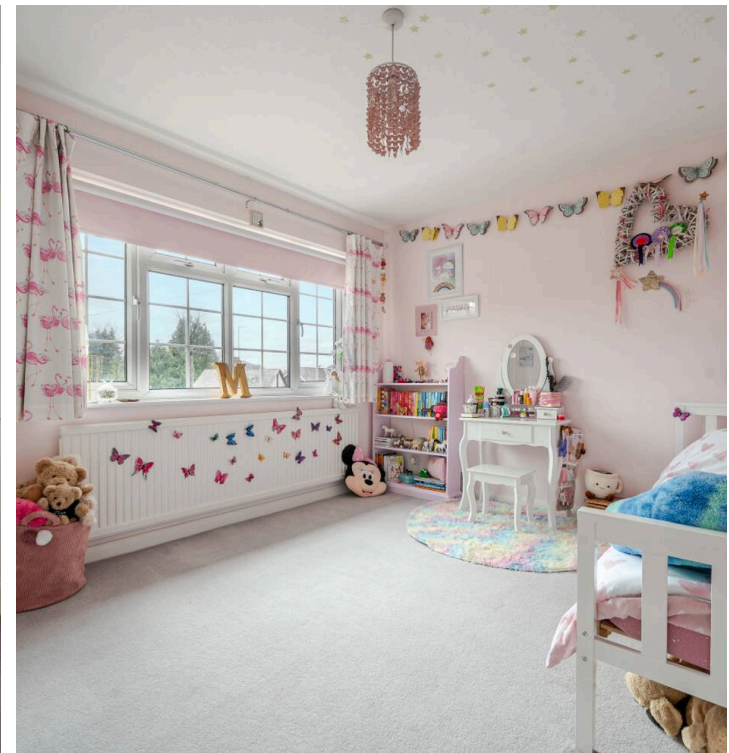
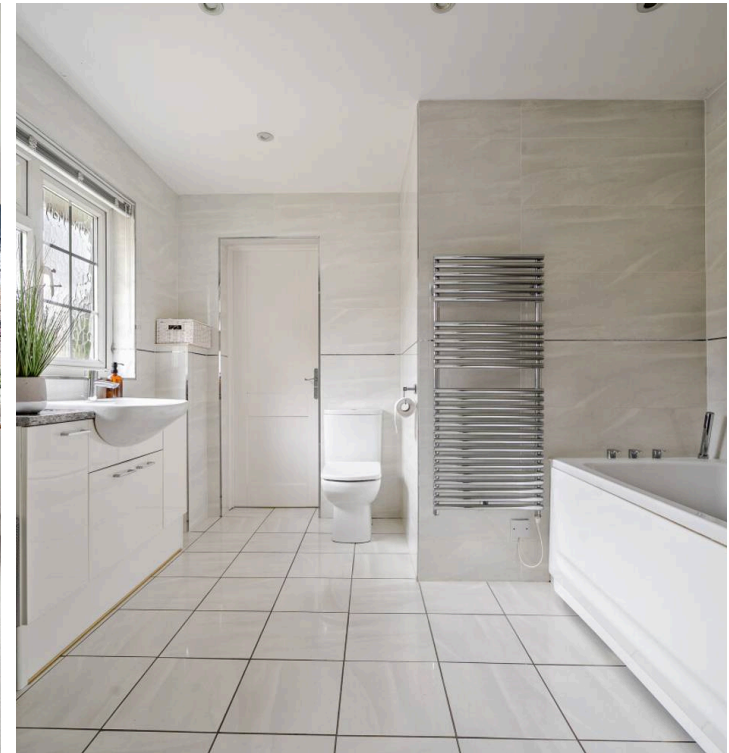
Mains: Gas, Electric, water, and drainage

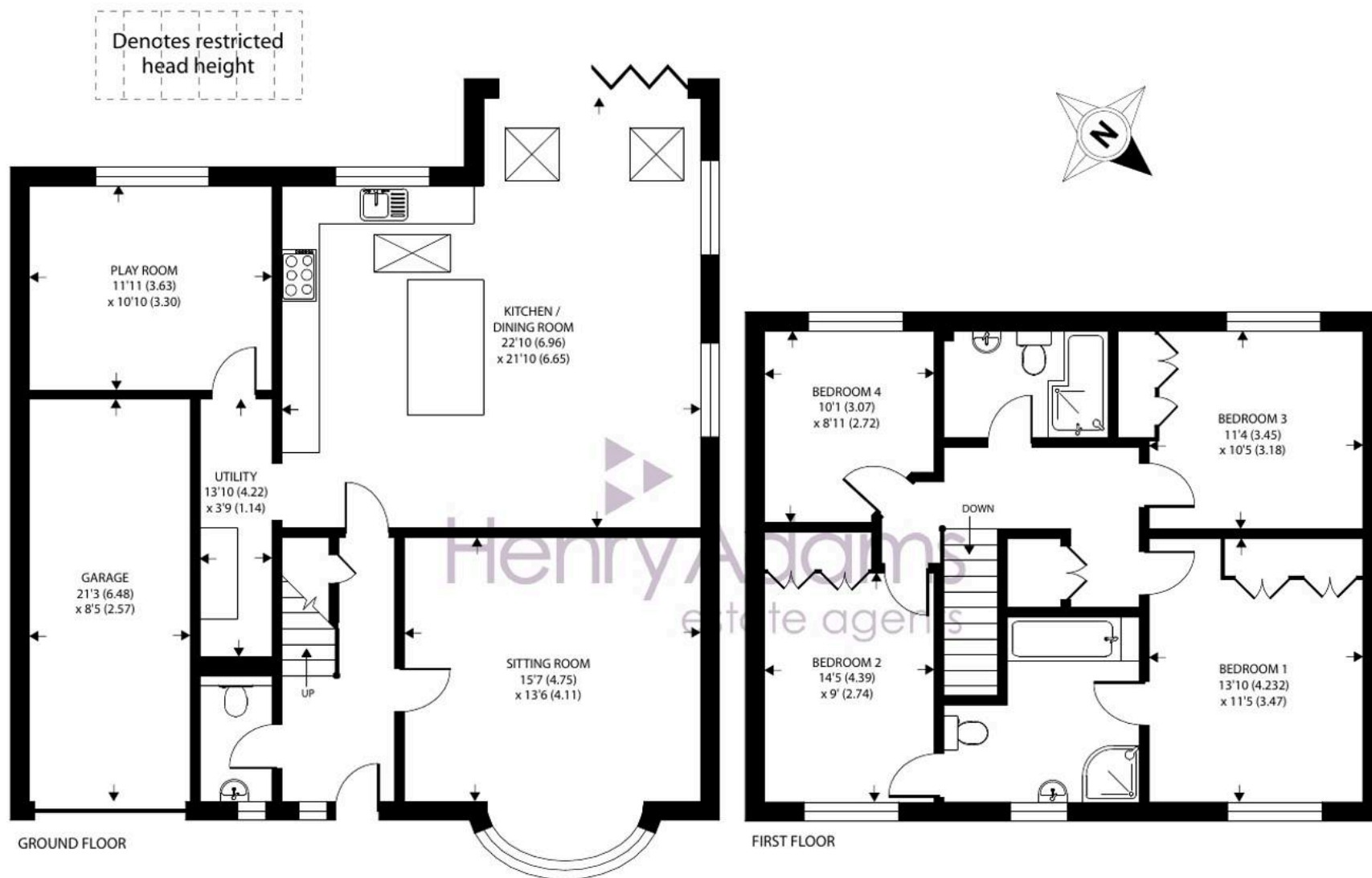
Council Tax Band: Surrey C.C Band: E (£3001.82)

EPC: C

Conveniently located within easy reach of bustling Wey Hill and amenities including a M&S Food Hall, a very popular artisan coffee shop, award winning ice cream parlour, independent butcher and Lion Green, a delightful open park area with a children's playground. The well regarded Shottermill infant and Junior Schools are very close by too. Haslemere mainline station is approximately 0.8 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 good road links to London and the south coast. There are excellent schools 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.

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## 2 Vicarage Lane, Haslemere

Approximate Area = 1828 sq ft / 169.8 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 2009 sq ft / 186.6 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 2025. Produced for Henry Adams. REF: 1257216





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