



1 Dormy Cottages, Linchmere Road, Haslemere, GU27 3QW

Guide Price £650,000 - Freehold

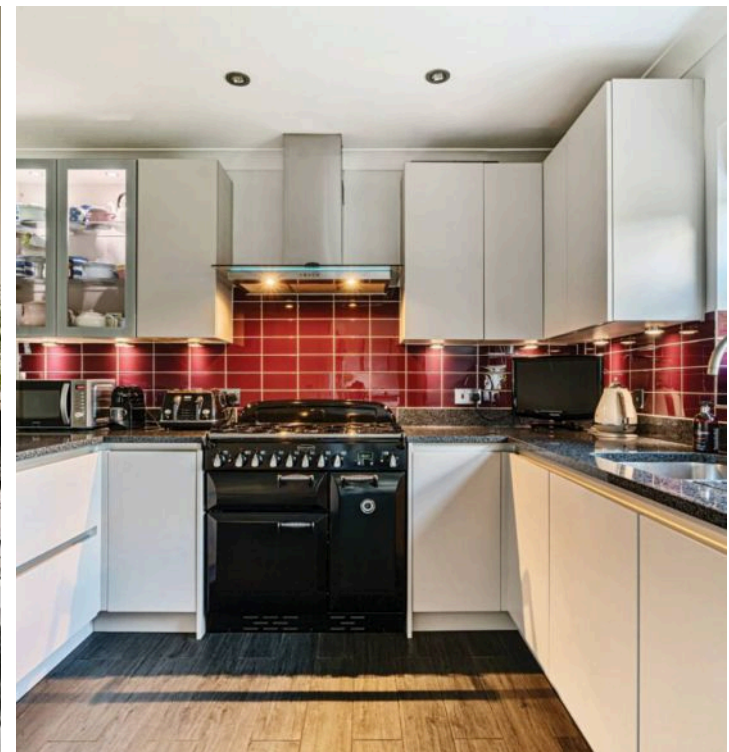
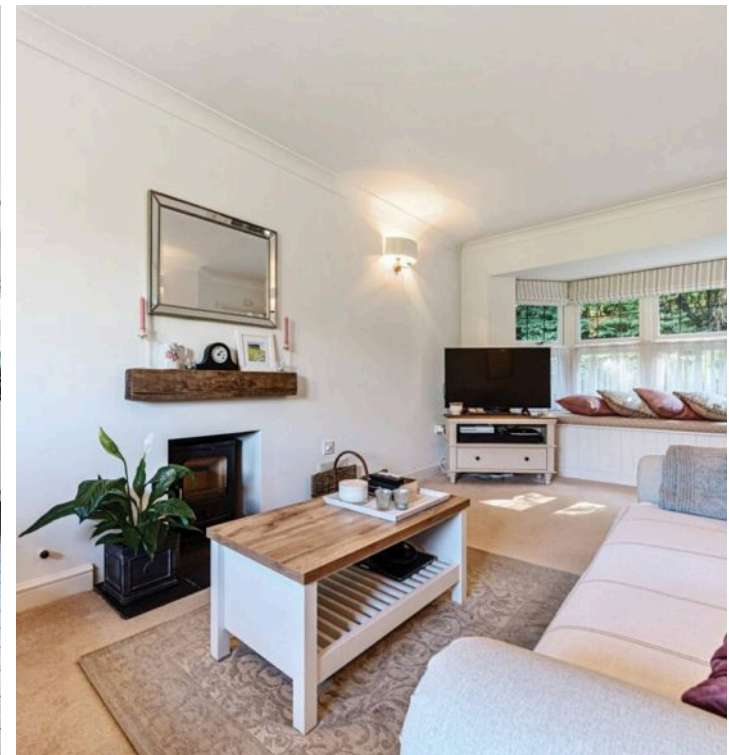
1 Dormy Cottages

Haslemere

- Immaculately Presented Detached House
- Wood Burning Stove
- Double Car Barn
- Utility Room
- Dual Aspect Sitting Room
- Stunning Kitchen / Dining Room With Bay Window
- Three Double Bedrooms With Principal Ensuite
- Pretty & Secluded Garden
- Walking Distance To High Regarded Schools

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.



1 Dormy Cottages

Continued Text & Directions

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.

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.

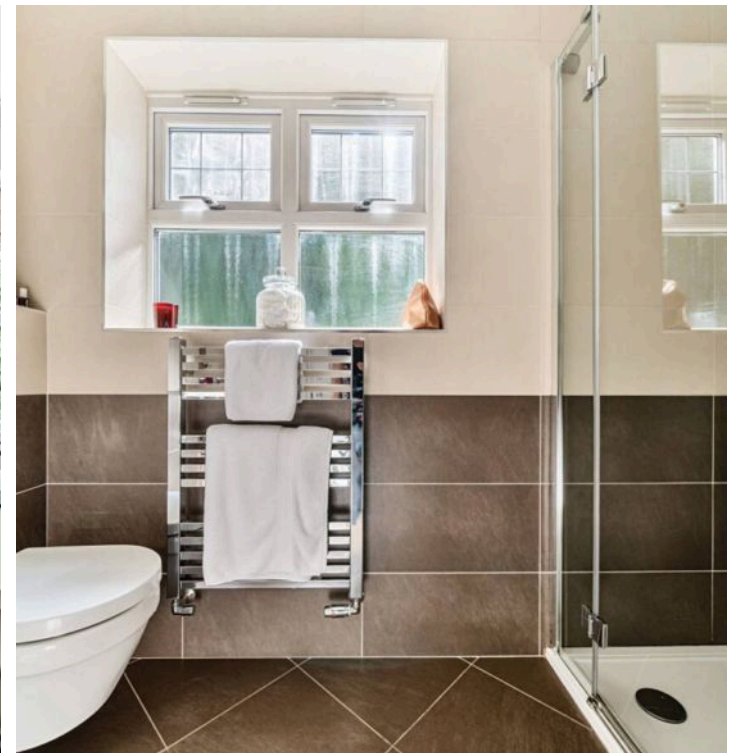
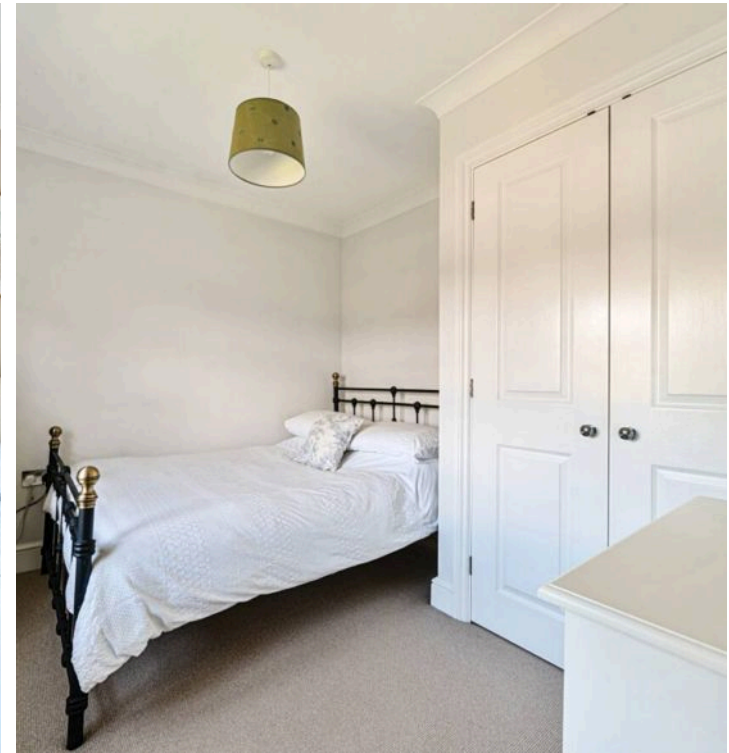
This immaculate home effortlessly blends style with functionality.

Mains: Electric, water, and drainage

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

EPC RATING: C // Council Tax Band: E (£2865.12)

Instagram: Follow us @haslemerepropertyclub



1 Dormy Cottages Linchmere Road

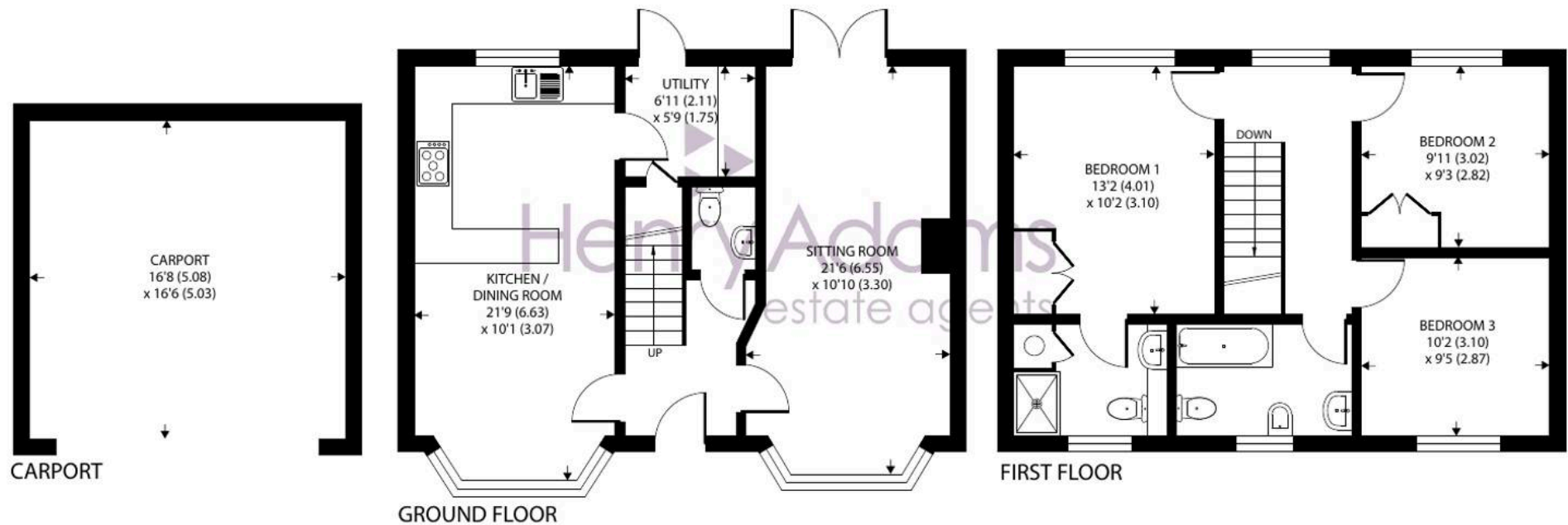
Location

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 and offers excellent walking and riding opportunities.





1 Dormy Cottages

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

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: 1187624



Henry Adams - Haslemere

Henry Adams LLP, Georgian Court, High Street, Haslemere - GU27 2LA

01428 644002

haslemere@henryadams.co.uk

www.henryadams.co.uk/

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.