



Acacia, Copse Road, Haslemere, GU27 3QH

Guide Price £600,000 - Tenure: Freehold



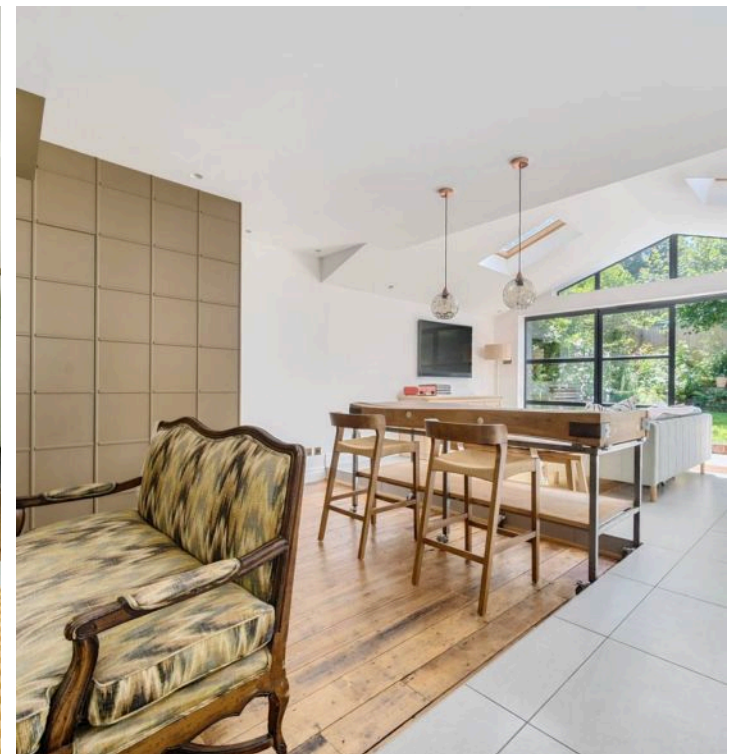
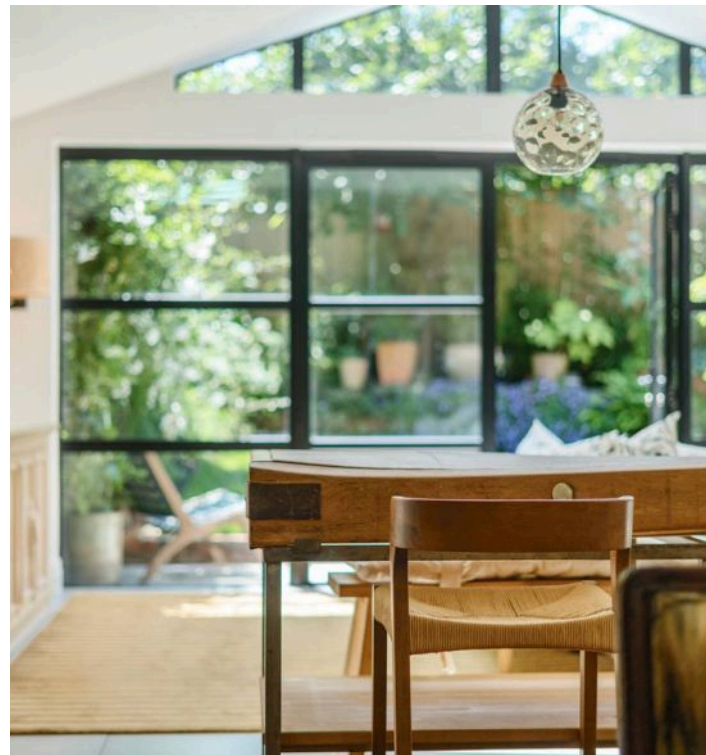
# Acacia Copse Road

## Haslemere

- Delightful Detached Home
- Fabulous Kitchen / Diner / Snug
- Exposed Brick Surround Fireplace
- French Doors To Secluded Courtyard Garden
- Off-Street Parking For Several Vehicles
- Underfloor Heating In Kitchen & Bathroom
- Original Floorboards
- Bespoke Oak Porch
- Family Bathroom / Wet Room
- Downstairs Cloakroom

Acacia is a beautifully presented detached family home of character located on the popular residential Copse Road. Having been extended, improved and exquisitely refurbished by the current owners, Acacia is set in an enviable semi-rural location, with convenient access to both Haslemere and Liphook and the surrounding countryside.

The accommodation provides excellent family living space. A beautiful new oak porch and new front door open into the entrance hall leading on to a fantastic open plan kitchen / breakfast room / snug with stunning French doors giving access to the thoughtfully designed courtyard garden. This room truly is the hub of the home, cleverly combining character features, like the open brick fireplace and wooden floors, with modern conveniences, such as underfloor heating and concealed storage/utility space. A separate living room with attractive marble surround fireplace and front aspect window looks out onto the mature enclosed front garden. A convenient downstairs cloakroom completes the ground floor living accommodation.





# Acacia Copse Road

## Haslemere

Upstairs there are three bedrooms and a family bathroom. Loft access can be found from the main landing and there is additional useful storage above the principal bedroom.

Outside the gardens, front and back, are a haven of peace and tranquillity, providing an abundance of well planned planting. The secluded front garden leads down to off-street parking.

This immaculate home is the epitome of character charm and modern functionality.

Mains: Gas, Electric, water, and drainage

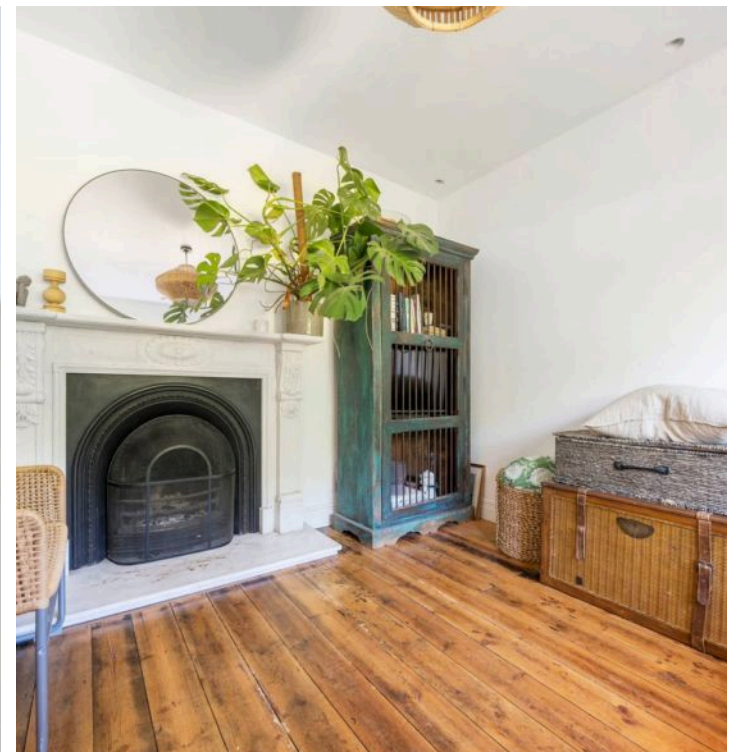
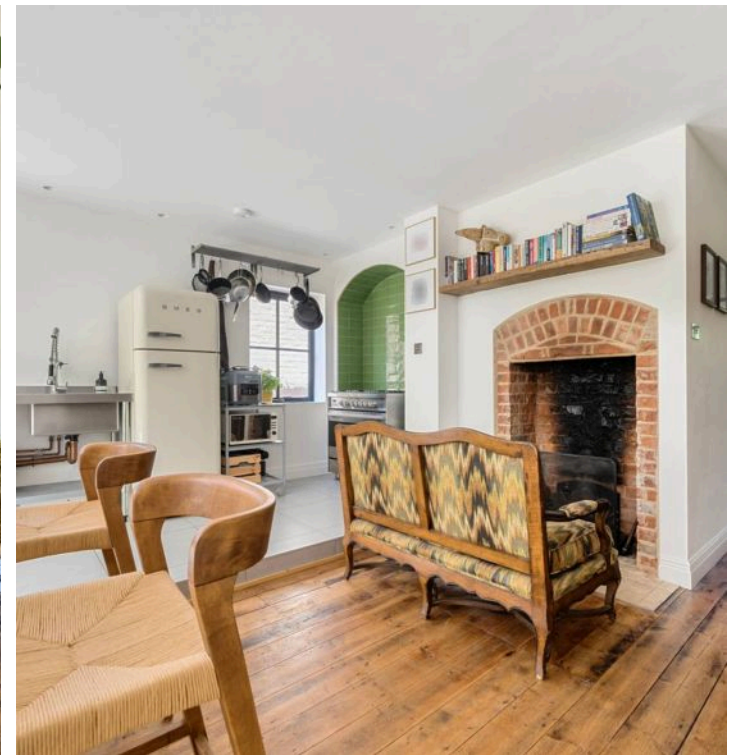
West Sussex C.C Tax Band: D (£2,344.19)

EPC: D

Directions:

SATNAV: GU27 3QH // what3words:  
wizards.scaffold.ambient

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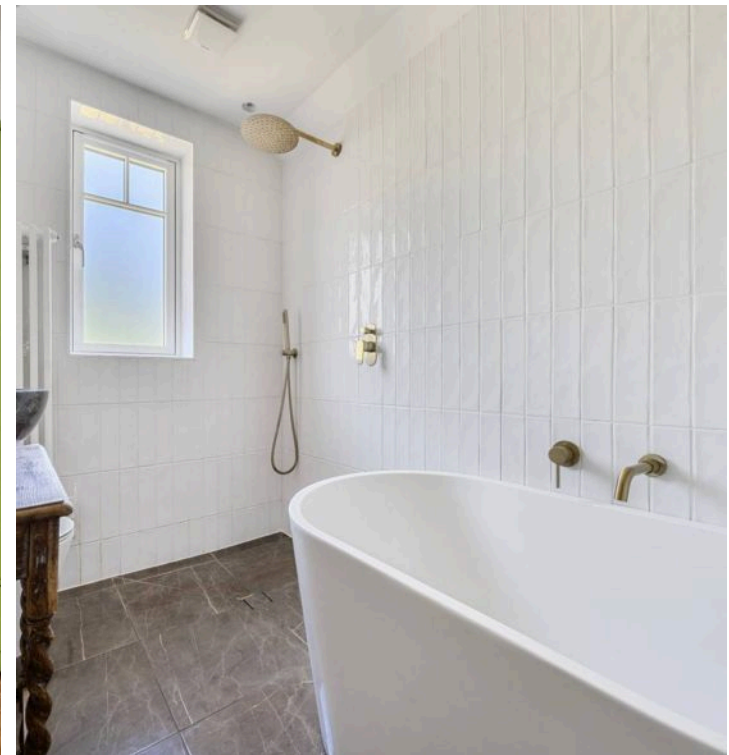




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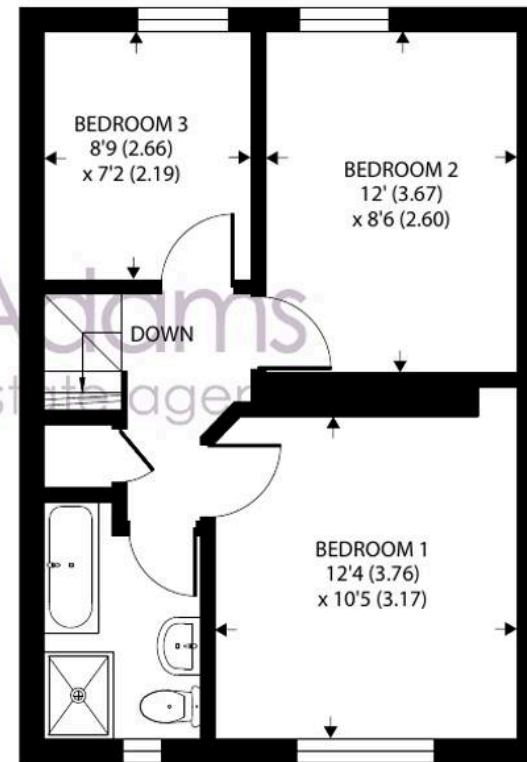
## Location

Acacia is located within 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 approximately two miles away and offers a good range of independent shops, boutiques, restaurants, coffee houses, Waitrose (West Street) and M&S Food Hall (Weyhill). There are excellent 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 property enjoys a quiet location surrounded by stunning countryside, much of which is National Trust, offering excellent walking and riding in the local area.





GROUND FLOOR



FIRST FLOOR

## Acacia, Copse Road

Approximate Area = 964 sq ft / 89.5 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.  
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