



13 Lion Lane, Haslemere - GU27 1JF

Guide Price **£325,000** - Freehold

Tucked away along this row of terraces on the popular Lion Lane that borders Lion Green this period cottage provides great charm. NO ONWARD CHAIN

- Period Terrace Home
- Two Bedrooms
- Front Aspect Living Room
- Rear Aspect Dining Room
- Galley Kitchen
- Upstairs Bathroom
- Close to Lion Green & Popular Schooling
- Small Courtyard Rear Garden
- Short Stroll To Haslemere Mainline Train Station
- No Onward Chain

A two-bedroom character cottage tucked away in this attractive terrace on the popular Lion Lane close Lion Green and Wey Hill. The cottage is just a short walk of the M&S Foodhall and Tesco as well as shops, restaurants, and cafes at Wey Hill, whilst Haslemere mainline station and the town centre are also within walking distance.

The accommodation comprises a living room and separate dining room with kitchen to the rear whilst upstairs there are two bedrooms and a bathroom. The garden is to the front of the property and comprises an area of lawn well screened by a hedge to the front. To the rear of the property there is a small courtyard area providing space for a Bistro table with a path providing side access the other side of which is a storage shed.

Services:

Mains: Gas, Electric, water, and drainage (as advised by our vendor)

Broadband and Mobile services: Visit checker.ofcom.org.uk

Waverley Borough Council Tax Band: C (£2183.15)

EPC RATING: D

Directions:

SATNAV: GU27 1DQ

What3Words ///cools.shaped.spoons

Location:

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. A short walk away from the well regarded Shottermill infant & Junior Schools. Haslemere mainline station is approximately 0.7 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.

Instagram: Follow us @haslemerepropertyclub







FIRST FLOOR



GROUND FLOOR

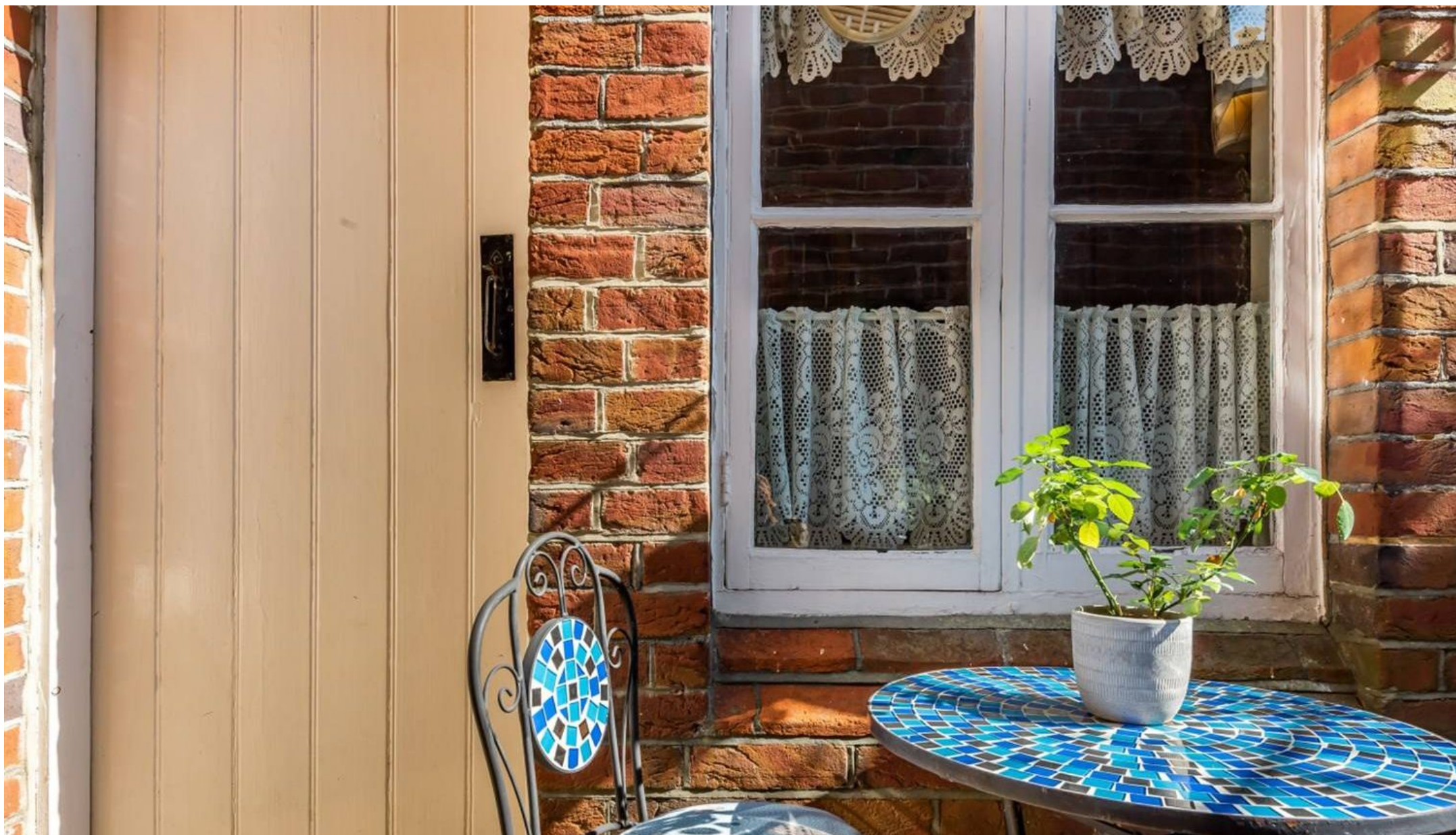
Lion Lane, Haslemere, GU27

Approximate Area = 714 sq ft / 66.3 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). © n̄checom 2025.
Produced for Henry Adams. REF: 1309256



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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