



**66 Lower Street, Haslemere - GU27 2NX**

Guide Price £695,000 - Freehold - Grade II Listed





# A stunning characterful home with beautiful open plan kitchen/dining/living space opening onto a rear garden with direct access to Town Meadow and within easy reach of all local amenities.

## Key Features

- Open Plan Kitchen/Dining/Living With Wood Burner, Underfloor Heating & Bi-fold Doors Into Rear Garden
- Incredible Outdoor Entertaining Space With Pergola
- Vaulted Ceiling In Main Bedroom With Fitted Wardrobes
- Direct Access Into Town Meadow
- 4 Minute Walk To Haslemere Station
- 3 Minute Walk Into Centre Of Town
- Family Room With Exposed Beams, Exposed Stone Walls and Open Fire
- Second Bedroom With Exposed Beams, Exposed Stone Wall & Built In Wardrobes
- Outdoor Office/Studio
- Parking For 3 Cars

Steeped in history and full of character, Verity Cottage is a beautifully presented three/four-bedroom Grade II Listed home dating back to 1650s, ideally positioned with direct access onto Haslemere's Town Meadow and within easy walking distance of the mainline train station and High Street.

Extended and refurbished to a high standard, the property perfectly balances period charm with contemporary comfort. Light-filled and surprisingly spacious, Verity Cottage enjoys high ceilings and generous proportions throughout.

An inviting porch opens into a bright entrance hall connecting all principal rooms. Off the hallway lies a well-appointed newly refitted utility room and a shower room. The open-plan kitchen/dining/living room forms the heart of the home. A wonderful space for both family life and entertaining. Double-aspect bifold doors open onto a sun terrace and frame views of the landscaped garden. The kitchen features classic painted shaker cabinetry, solid oak worktops, a butler sink, Smeg range cooker with gas hob, and oak shelving, while recent enhancements include a bespoke media unit and custom-built storage cupboards to maximise functionality. A wood-burning stove subtly divides the living and dining zones, complemented by Karndean flooring with underfloor heating throughout. The family room offers a more intimate setting, full of character with exposed beams, wood panelling, an exposed stone wall, and an open brick fireplace with oak mantle, flanked by handcrafted cabinetry.

## Continued Text & Garden

Off the hallway lies a downstairs double bedroom with built-in storage and a lovely outlook over the rear garden, providing excellent flexibility as a guest room, home office, or snug.

Upstairs, the principal bedroom has a vaulted ceiling, dual-aspect windows, and newly added bespoke fitted wardrobes. The second bedroom also impresses with its feature stone wall, beamed ceiling, and generous storage, there is a third single bedroom or a home office. The family bathroom has a clawfoot bath, double-headed shower, and quality fixtures.

The mature rear garden is private, sunny, and beautifully landscaped. A generous sun terrace now features a bespoke pergola and space for an outdoor kitchen, creating the perfect setting for al fresco dining and entertaining. Beyond lies a large area of lawn bordered by colourful planting including roses, lavender, and peonies, with vegetable beds, a timber shed, and a private gate leading directly onto the Town Meadow. A garden office sits discreetly within the plot; fully insulated and powered. To the front there is a brick-paved courtyard entrance and private parking for three vehicles.

## Services

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk) (advised by vendor: - Fibre to the Premises up to 1.6GBPS)

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

Waverley Borough Council Tax Band: F (£3,547.61)

EPC Rating: D

## Directions:

SATNAV: GU27 2NX What3Words ///drifting.doses.staging















## Lower Street, Haslemere, GU2

Approximate Area = 1546 sq ft / 143.6 sq m

Limited Use Area(s) = 7 sq ft / 0.7 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 1633 sq ft / 151.7 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: 1363813





## Henry Adams - Haslemere

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

01428 644002 • [haslemere@henryadams.co.uk](mailto:haslemere@henryadams.co.uk) • [www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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