Copse Road, Hammer,Haslemere, Surrey, GU27 3QH
Price Guide £550,000 Freehold

CLARKE C·G GAMMON 1919

2A COPSE ROAD
HASLEMERE SURREY GU27 3QH

- Attractive and individual modern detached house
- Three well balanced bedrooms
- First floor bathroom, ground floor shower room
- Large versatile double aspect living/dining room
- Underfloor heating on the ground floor
- Non estate village location
- Low maintenance south facing rear garden
- Off street driveway parking
- Kitchen/breakfast room
- No onward chain

A modern, individual and bright detached three bedroom house, quietly located in the popular village of Hammer, close to walks and countryside, being sold with no onward chain.

THE PROPERTY

Versatility is the key feature of this attractive and individual modern home, being sold with the added convenience of having no onward chain. With the rear of the house facing south, natural light fills the principal ground floor rooms and garden. The impressive L-shaped living/dining room has both front and rear aspects, a feature fireplace with gas fire, sliding doors to the garden and a useful bay window that could be used as a study area. Underneath the carpet in this room is smart and practical laminate wooden flooring. The welcoming reception hall has 2 separate storage areas off it, as well as the cloak/shower room. The sleek tiled floor continues through into the kitchen/breakfast room, which has a good range of fitted appliances and a dedicated breakfast bar. There is also the added benefit of underfloor heating on the ground floor. Upstairs are three well balanced bedrooms, complemented by the family bathroom. There are both Velux and traditional windows and a large eaves storage area.

THE GROUNDS

Outside, the property benefits from a shingled front garden behind a low level wall and decorative railings. To the side is a driveway with parking for one car. A paved path leads to covered front entrance porch. To the rear, designed for low maintenance, is a paved garden which enjoys a lovely sunny Southerly aspect and has a timber pergola and hose tap.

SITUATION

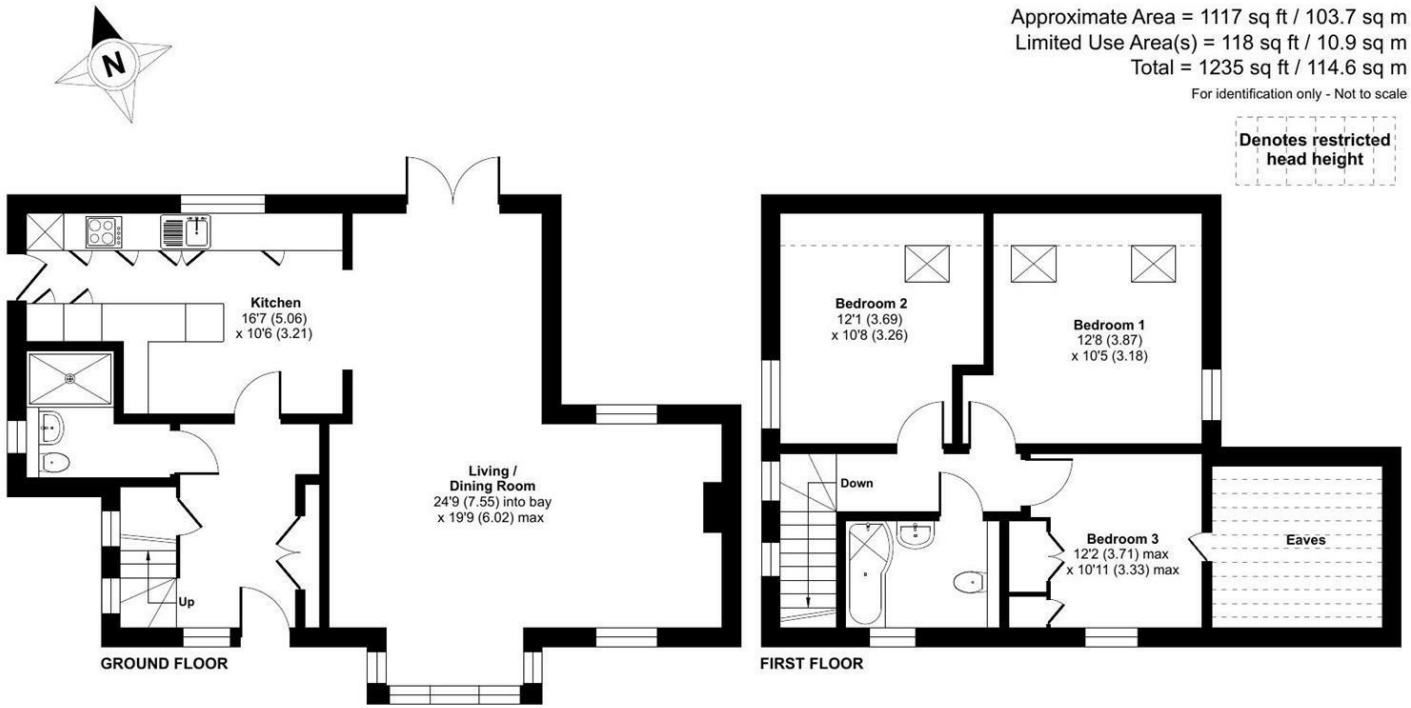
The popular village of Hammer lies on the south-western outskirts of Haslemere and just 2.5 miles from the centre of Liphook. Hammer is surrounded by some beautiful countryside including Marley Common, Bramshott Common and Hindhead Common, perfect for longs walks, bike rides and horse riding. Shottermill with its attractive National Trust owned ponds is just a short distance away, along with Arnolds Garage and convenience store and Camelsdale Infant and Junior school. In nearby Weyhill are Tesco and M & S Food along with local shops, cafes and restaurants. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots, restaurants, public houses and coffee bars. There are two hotels; The Coppa Club in the High Street and Lythe Hill. The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast.

Camelsdale -1 mile
Shops and amenities in Weyhill -1.2 miles
Haslemere mainline station -1.4 miles
A3 access point at Hindhead -1 mile
Haslemere Town Centre -2 miles
Godalming - 10.5 miles
Guildford - 17.5 miles

All distances are approximate

Copse Road, Haslemere, GU27

Approximate Area = 1117 sq ft / 103.7 sq m
Limited Use Area(s) = 118 sq ft / 10.9 sq m
Total = 1235 sq ft / 114.6 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 2026. Produced for Clarke Gammon. REF: 1515182

LOCAL AUTHORITY

Chichester District Council

COUNCIL TAX

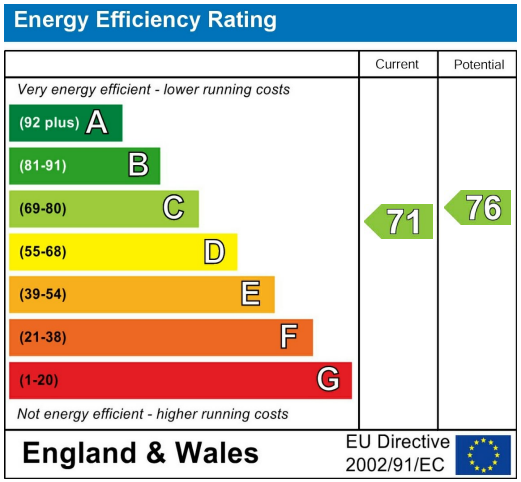
Band E

SERVICES

Mains water, electricity, mains drainage
gas central heating

what3words
skillet.rejoins.harmonica

20th October 2026



CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA
T: 01428 664800
E: haslemere.sales@clarkegammon.co.uk
clarkegammon.co.uk

DIRECTIONS

From Haslemere High Street, turn right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst). Continue for approx 1 mile and turn right into Bell Road. At the T-junction turn right and then almost immediately left into Camelsdale Road. Continue until the roundabout taking the 1st exit onto Linchmere Road. Continue for approx 0.4 miles, turning right into Heath Road, at the end, turn right into Copse road, the property will be found on the right.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.