



Springel Cottage 29 Liphook Road, Haslemere - GU27 1NL

Guide Price £375,000 - Freehold



Charming Two Double Bedroom Character Cottage Within Walking Distance Of Wey Hill. Beautifully Presented With A Wood Burner, Conservatory And South East Facing Garden. Freehold And Ready To Move Into.

- **Charming Two Double Bedroom Character Cottage**
- **Prime Location Within Easy Walking Distance Of Wey Hill's Shops, Cafés and Amenities**
- **Beautifully Presented And Ready To Move Straight Into**
- **Spacious Sitting And Dining Room With Wood-Burning Stove**
- **Well-Appointed Kitchen With Direct Access To The Garden**
- **Conservatory/Breakfast Room Overlooking The Garden**
- **Wealth Of Original Character Features Including Exposed Beams And Fireplaces**
- **South-East Facing Enclosed Rear Garden**
- **UPVC Double Glazing And Gas Central Heating**
- **Freehold And Not Listed**

Springel Cottage is a delightful two double bedroom character home, ideally positioned within easy walking distance of Wey Hill's excellent range of shops, cafés, restaurants, supermarkets and well-regarded local schools. Beautifully presented throughout, the property combines period charm with modern comforts, making it ready for immediate occupation.

The welcoming sitting room flows seamlessly into the dining area, where a wood-burning stove creates a cosy focal point. A well-appointed kitchen provides direct access to the rear garden, while the adjoining conservatory offers an ideal breakfast room or additional reception space with views over the garden.

Upstairs, there are two generous double bedrooms served by a well-appointed family bathroom.

The cottage retains a wealth of character, including exposed beams and original fireplaces, complemented by UPVC double glazing and gas central heating for comfortable year-round living.

Outside, the enclosed south east-facing rear garden enjoys a sunny aspect and provides an attractive space for relaxing and entertaining, with areas of lawn, established planting and a useful garden shed. To the front, a small cottage garden and pathway lead to the entrance, completing the appeal of this charming freehold home.

Services & Directions:

SATNAV: GU27 1NL

what3words:/// acoustics.warriors.playfully

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 (£2,292.26)

EPC: D

Location:

Springel Cottage enjoys a highly convenient position on Liphook Road, just a short walk from the excellent amenities of Wey Hill, where a wide selection of independent shops, cafés, restaurants, supermarkets and everyday conveniences can be found. Haslemere's picturesque High Street is also within easy reach, offering an attractive mix of boutique shopping, eateries and local businesses. Haslemere mainline railway station is approximately one mile away and provides fast and regular services to London Waterloo in around 48 minutes, making the property an excellent choice for commuters. The nearby A3 offers convenient road connections to London, Guildford, Portsmouth and the south coast. The area is renowned for its excellent educational provision, with a wide choice of highly regarded state and independent schools catering for all ages. Leisure facilities include The Edge Leisure Centre and Haslemere Leisure Centre, together with an excellent selection of sports clubs, golf courses and tennis facilities. Surrounded by the outstanding natural beauty of the Surrey Hills National Landscape and the South Downs National Park, Haslemere is ideal for those who enjoy an active outdoor lifestyle. The surrounding countryside offers an abundance of scenic walking, cycling and riding routes, with extensive National Trust land, including Hindhead Commons and the spectacular Devil's Punch Bowl, all within easy reach.

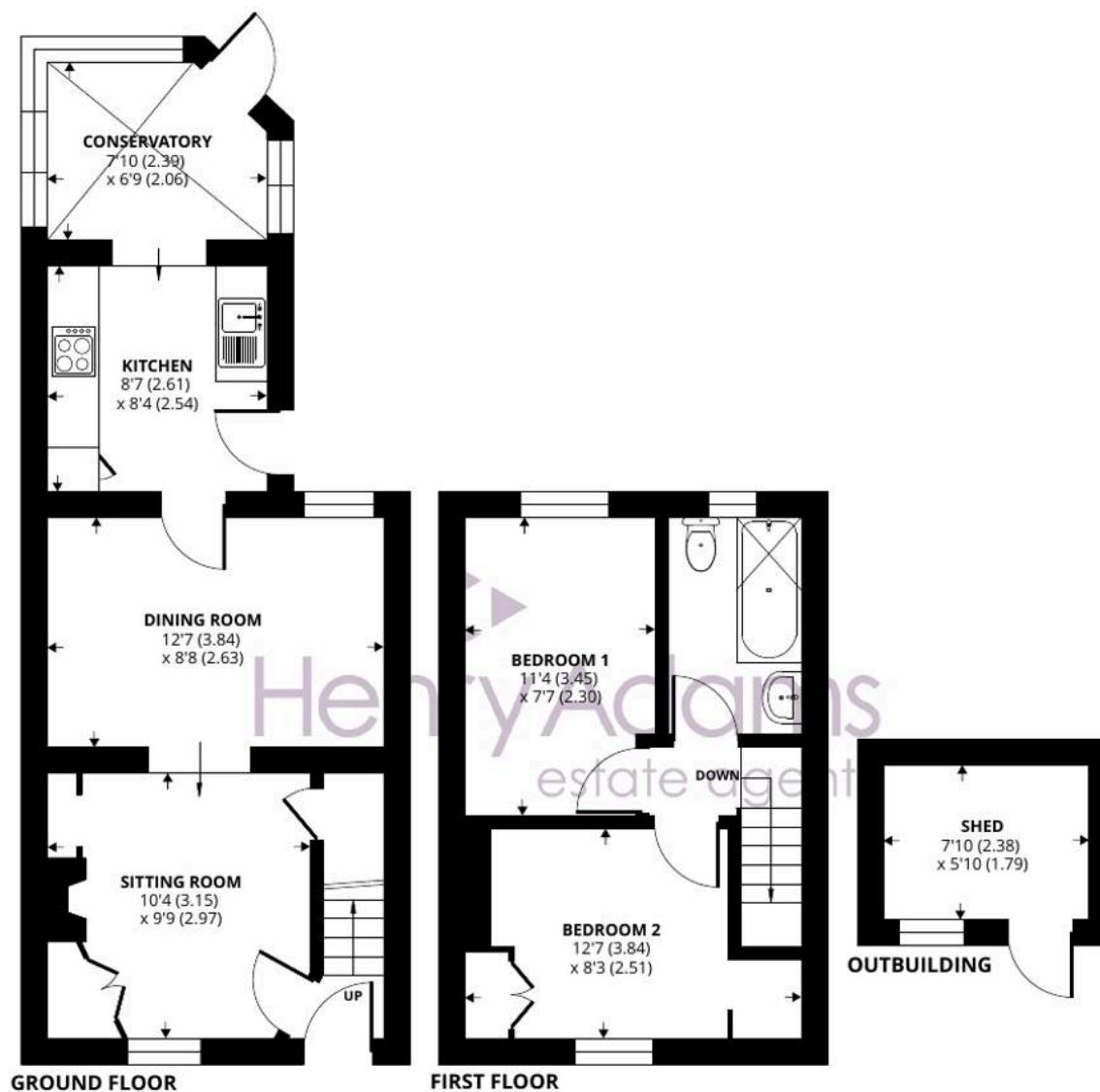
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Springel Cottage, 29 Liphook Road, Haslemere

Approximate Area = 645 sq ft / 59.9 sq m

Outbuilding = 46 sq ft / 4.2 sq m

Total = 691 sq ft / 64.1 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 Henry Adams. REF: 1500745





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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