

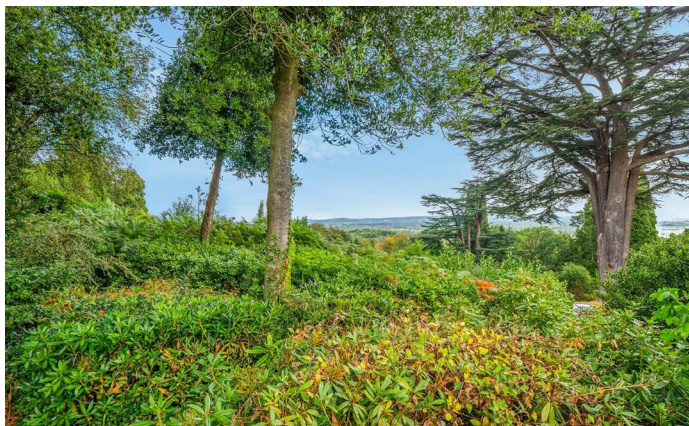


Lythe Hill Park, Haslemere, Surrey
Price Guide £695,000 Freehold

KEEPERS COTTAGE LYTHE HILL PARK
HASLEMERE SURREY GU27 3BD

Price Guide £695,000

Character cottage.	Single storey.
Lythe Hill Park.	Peaceful and quiet.
Sympathetically modernised.	Courtyard garden and elevated garden with views.
2 double bedrooms.	2 bathrooms.
Garage and workshop.	Substantial private grounds with facilities.



Located in this highly regarded and tranquil setting within Lythe Hill Park, this unique character property was built in the late 1800's with recent improvements and offers a blend of historical charm and modern convenience.

THE PROPERTY

This Grade II listed cottage spans an impressive 1200 square feet and is a rare find, with character features but finished in a contemporary style. The property boasts 2 inviting reception rooms, the spacious living room features an exposed brick wall and an open fireplace with a log burner for those cold evenings. The shaker style kitchen is very well equipped and the dining room is off the kitchen for convenient entertaining and dining. Its 2 bedrooms are generous doubles with the master enjoying a full en-suite bathroom. A further bathroom and a utility room, complete the accommodation.



THE GROUNDS

Stunning far-reaching views from the elevated garden, only enhance its appeal, allowing you to enjoy the beauty of the surrounding landscape. A further courtyard garden is accessed from the kitchen and a driveway provides parking and access to a garage and workshop.

The communal grounds of about 40 acres include a tennis court, squash court and an indoor swimming pool and are for the exclusive use and enjoyment of the residents within Lythe Hill Park. All residents become shareholders and there is an annual service charge of about £2200.

SITUATION

Haslemere offers a comprehensive range of shops including Waitrose, Tesco, M & S Food, Boots, Lloyds Pharmacy, Space NK along with boutiques, restaurants, public houses and coffee bars including Costa. There are two hotels; The Georgian in the High Street and Lythe Hill, both of which have spas. There are two sports centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground. The area is renowned for its excellent schools, both state and private. The main line station provides a fast and frequent service into London Waterloo in under one hour and the A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.

Haslemere Station 1.2 miles.

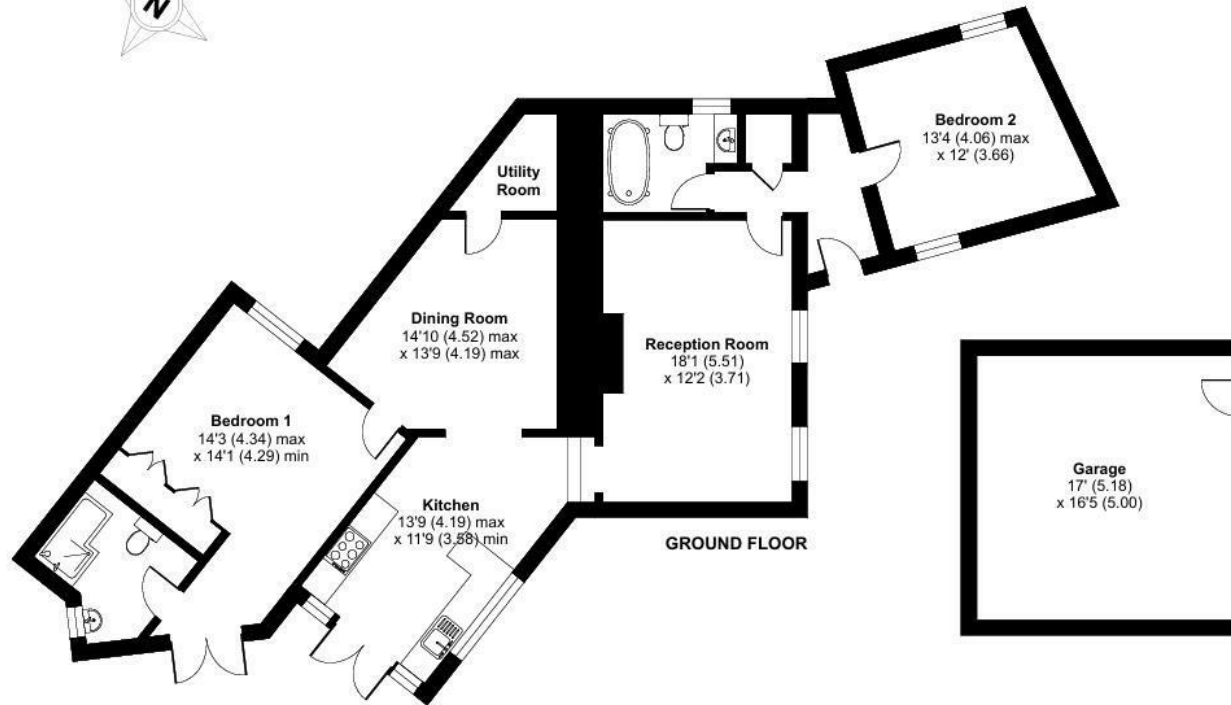
A3 Access 6 miles.

Guildford 17 miles.

London Waterloo 55 minutes by fast train.

Lythe Hill Park, Haslemere, GU27

Approximate Area = 1223 sq ft / 113.6 sq m
 Garage = 280 sq ft / 26 sq m
 Total = 1503 sq ft / 139.6 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). © nitchcom 2026. Produced for Clarke Gammon. REF: 1503215

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band C

SERVICES

Mains water, electricity, mains drainage
 gas central heating

8th September 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south turning left by the Town Hall into Petworth Road. Turn right into Haste Hill after approximately 0.3 miles and follow the road until you reach a junction when you turn left onto Blackdown Lane, Lythe Hill Park will be found on the left after about 0.5 miles.
 What3Words - erase.success.wand

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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
 T: 01483 880 900

HASLEMERE OFFICE
 T: 01428 664 800

LIPHOOK OFFICE
 T: 01428 728 900

MAYFAIR OFFICE
 T: 0870 112 7099

AUCTION ROOMS
 T: 01483 223101

