



3 Blackdown Hill Cottages Blackdown, Haslemere - GU27 3BS

Guide Price £800,000 - Freehold



Spectacular period home with separate self contained studio and simply stunning views to the South Downs.

- Delightful Two Bedroom Period 'Arts & Crafts' Semi-Detached Cottage
- Self Contained Studio With Central Heating, Log Burner, Extensive Storage, Kitchenette & Shower Room
- Excellent Move-In Condition
- Extensive Storage Throughout
- Spacious Living Room With Solid Bamboo Flooring, Log Burner & Fitted Storage Wall
- Kitchen/ Breakfast Room & Separate Snug With Log Burner
- Guest W.C. & First Floor Bathroom
- Full LPG Central Heating Plus Two Woodburners
- Large, Easily Maintained Gardens
- No Onward Chain & With The Same Owner For 28 Years

This charming cottage, inspired by the classic Arts and Crafts tradition, exudes warmth and character throughout and enjoys breathtaking, far-reaching views across the South Downs. Nestled on the slopes of Blackdown and surrounded by National Trust woodland, the property offers a rare sense of tranquillity and seclusion while remaining conveniently close to the amenities of Haslemere and the picturesque village of Lurgashall, with its Village Green, 12th Century Church, pub, cricket pavilion and village shop.

The impressive double-aspect sitting room with vaulted ceiling is generously proportioned and filled with natural light, featuring high ceilings, solid bamboo flooring and an attractive fireplace with a log burner set against exposed stonework. There is ample space for a dining table, while bespoke built-in storage with ambient lighting runs along the rear wall. French doors open directly onto a terrace, perfectly framing the spectacular views beyond and creating a seamless connection between indoor and outdoor living.

Adjoining the sitting room, a cosy snug provides an inviting retreat, complete with French elm flooring and its own charming log burner. This room also benefits from cleverly concealed storage.

The adjacent 'cooks' kitchen is bright and well appointed, fitted with a comprehensive range of appliances including a dishwasher, American-style fridge freezer and a range-style cooker with a five-burner hob. A raised dining area offers an ideal setting for informal meals, once again making the most of the beautiful outlook. French elm flooring continues throughout this level, and a conveniently located cloakroom completes the ground floor accommodation.

Upstairs, the property offers two south facing bedrooms, both enjoying the stunning views and benefitting from built-in storage. The bathroom is thoughtfully designed and features both a generous bath and a walk-in shower.

The gardens are a particular feature of the property, offering an attractive blend of lawn and natural woodland, enriched by mature trees and year-round greenery.

A separate self-contained Studio provides highly versatile accommodation. Ideal for guest use or home working, complete with a kitchenette and shower room. A large picture window perfectly frames the surrounding views, while a south facing decked terrace provides a wonderful space from which to enjoy the landscape.

The expansive gardens extend to both the front and rear of the property and also include a useful garden shed with second tumble dryer and space for additional washing machine and a greenhouse with power.

Services & Directions:

Services: LPG Gas, Mains electric, long established private water with purification system and Private drainage (As advised by our clients)

Broadband: Full Fibre to premises

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Chichester District Council Tax Band 2026/27: Band E (£2982.00)

EPC RATING: F

Location:

Within an Area of Outstanding Natural Beauty yet approximately 4.3 miles from Haslemere mainline station which offers a fast service to London Waterloo in around 49 minutes. This is a delightful semi-rural location close to large areas of National Trust land and Haslemere town centre is just a short drive away with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and excellent leisure facilities locally including popular golf courses at Liphook and Hindhead.

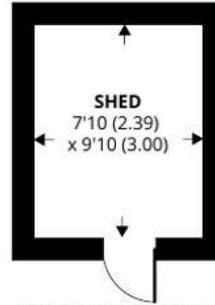




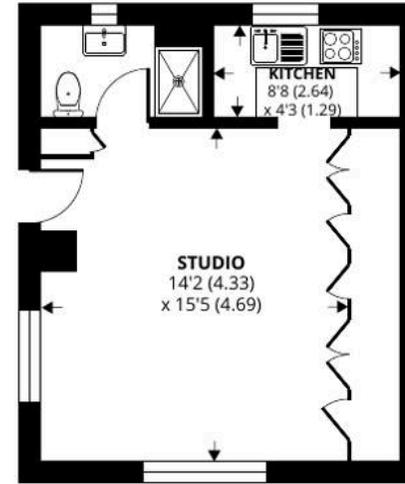




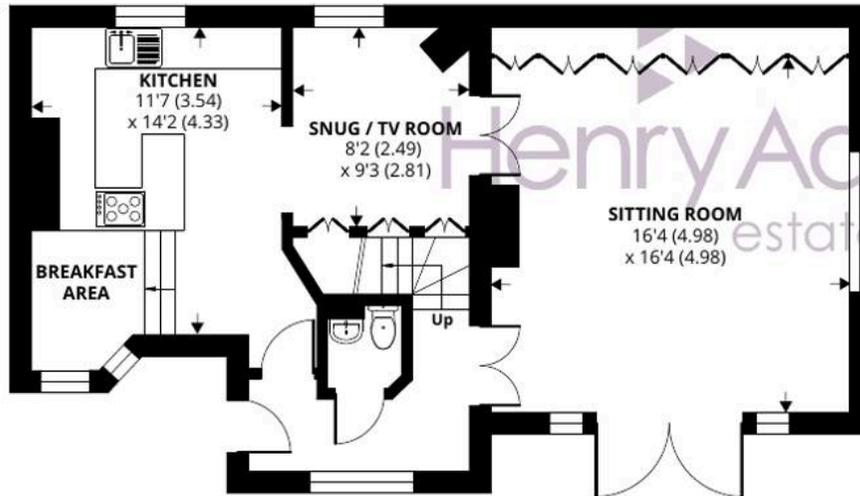
Denotes restricted head height



OUTBUILDING 1



STUDIO



GROUND FLOOR



FIRST FLOOR

Blackdown Hill Cottages, Blackdown, Haslemere, GU27

Approximate Area = 899 sq ft / 83.5 sq m
Limited Use Area(s) = 135 sq ft / 12.5 sq m
Outbuilding = 412 sq ft / 38.2 sq m
Total = 1446 sq ft / 134.2 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). © natchecom 2026. Produced for Henry Adams. REF: 1418169





Henry Adams - Haslemere

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

01428 644002 • haslemere@henryadams.co.uk • www.henryadams.co.uk/

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