



62 Lion Lane, Haslemere - GU27 1JD

Guide Price £450,000 - Freehold



Charming updated Victorian cottage with two bedrooms and a large private garden, moments from Haslemere's amenities.

Key Features:

- Sitting Room With Cosy Log Burner
- Shaker Style Kitchen
- Walking Distance Of The Mainline Station & Fantastic Local Amenities
- Downstairs Cloakroom
- Upstairs Refitted Bathroom
- Delightful Gardens Extending Over 100 Foot
- Close To Highly Regarded Infant & Junior Schools
- Character Victorian Terraced Cottage
- Dining Room
- Potential To Add Home Office/Garden Studio (Subject To Necessary Consents)

62 Lion Lane is tucked away in an elevated and peaceful position along the ever-popular Lion Lane, this beautifully presented Victorian cottage combines period charm with stylish modern upgrades. Ideally located within a short stroll of Wey Hill's excellent amenities; including the M&S Foodhall, the much-loved Lion's Den Café, and sought-after local schools. The property offers convenience, character, and a superb garden.

A pretty front garden with mature planting leads to the attractive red-brick façade and gabled porch. The ground floor features a front-aspect sitting room with an exposed brick chimney breast and log burner, flowing through to a spacious dining room with original wood flooring.

The Shaker-style kitchen, enhanced by a skylight, offers ample storage, wooden worktops, integrated oven and hob, and direct access to the garden. A cloakroom completes the ground floor.

Upstairs, two well-proportioned double bedrooms both benefit from built-in storage. The recently upgraded family bathroom is beautifully finished in calming neutral tones with elegant brass fittings and further storage cupboards.

Continued Text & Garden:

The rear garden is a standout feature which is wonderfully private, deceptively long, and rich with established shrubs, trees, and deep flowerbeds. A paved terrace sits just outside the kitchen, with a second secluded patio at the far end, providing ideal spaces for outdoor dining and relaxation. A timber shed offers useful storage, and there is excellent scope to add a home office or garden studio (subject to any necessary permissions).

Services & Directions:

Broadband and Mobile services: Visit checker.ofcom.org.uk

Mains: Gas, electric, water, and drainage (as advised by our vendor)

Waverley Borough Council - Council Tax Band: C (£2,183.15)

EPC Rating: E

SATNAV: GU27 1JD

/// what3words: rucksack.bunch.former

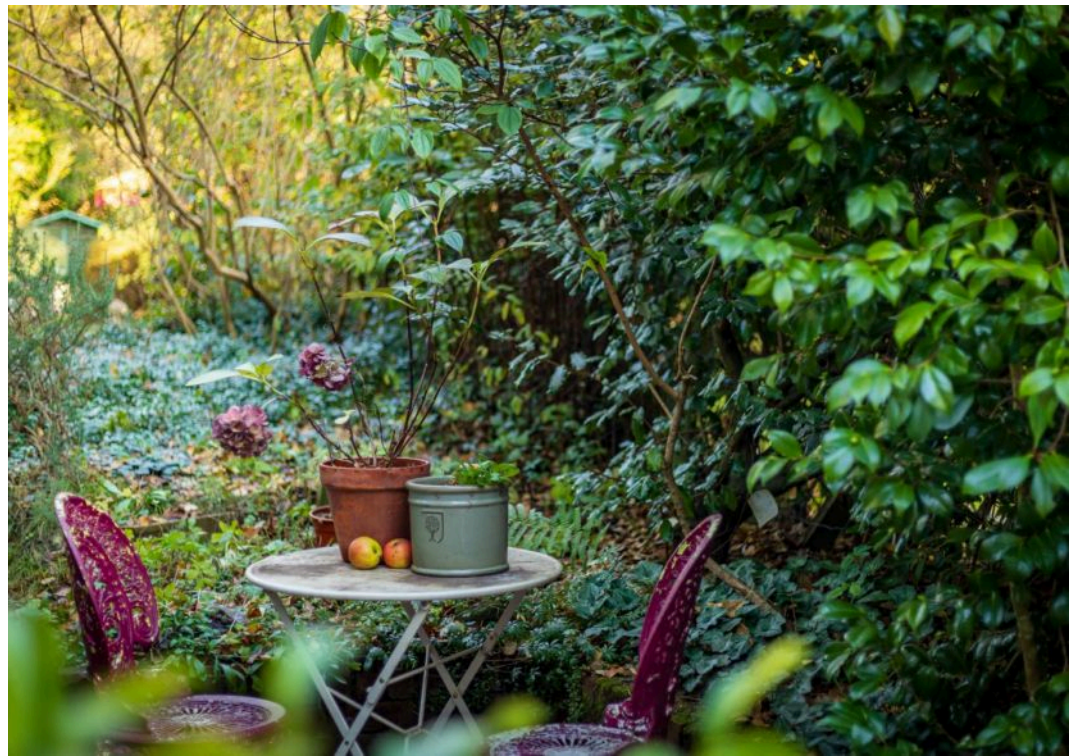
Location:

Conveniently positioned within easy reach of bustling Wey Hill, the property is moments from a range of excellent amenities including an M&S Food Hall, a popular artisan coffee shop, an award-winning ice cream parlour, an independent butcher, and the open green space of Lion Green with its children's playground. The highly regarded Shottermill Primary and Junior Schools are also close by. Haslemere mainline station is approximately 0.7 miles away, providing a fast service to London Waterloo in around 48 minutes, while Haslemere town centre (1.4 miles) offers a wide selection of independent shops, boutiques, restaurants and cafés. The nearby A3 at Hindhead gives easy road access to London and the south coast, and the area benefits from excellent schools, leisure facilities including Haslemere Leisure Centre, and superb National Trust countryside with outstanding walking and riding opportunities.

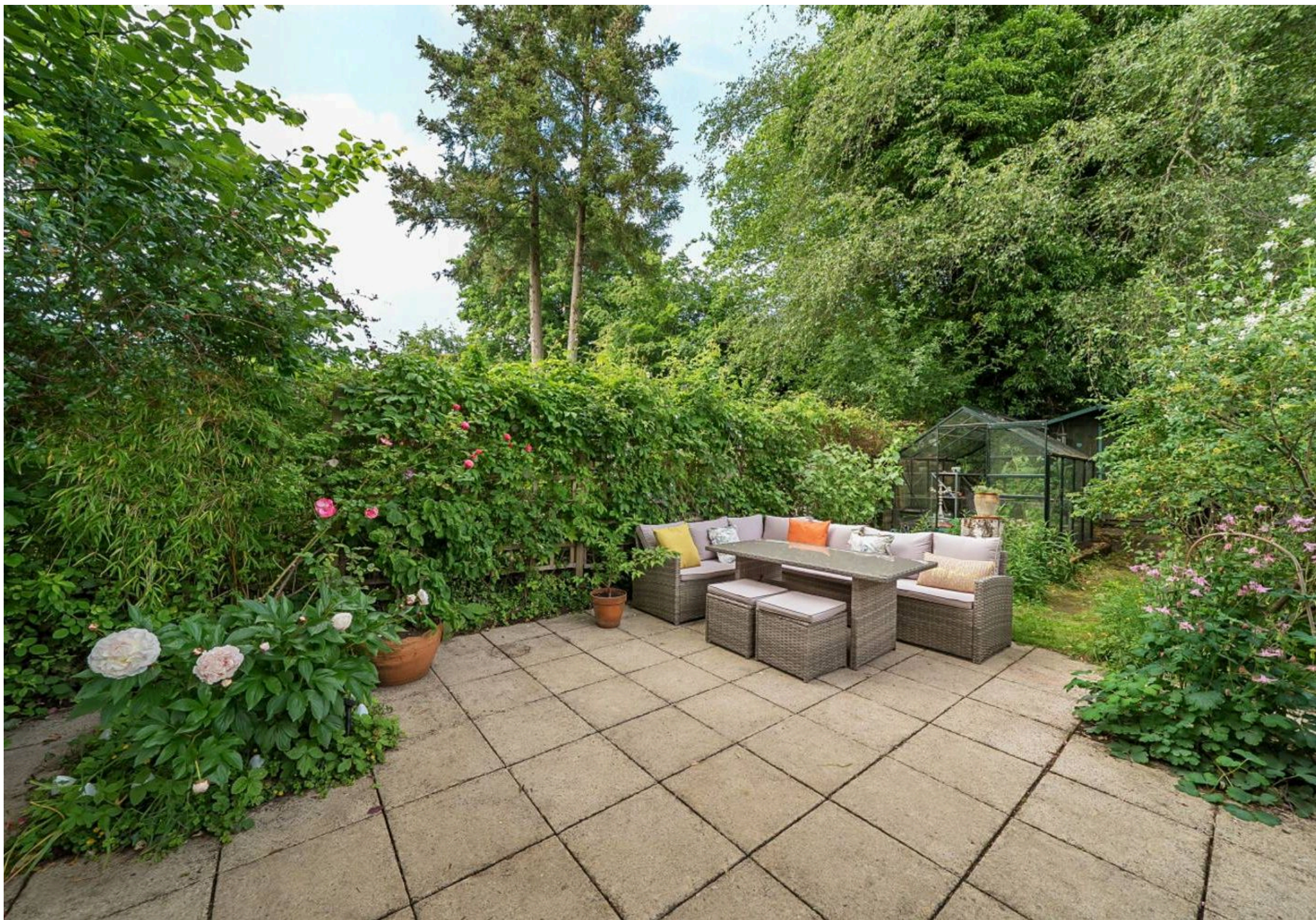
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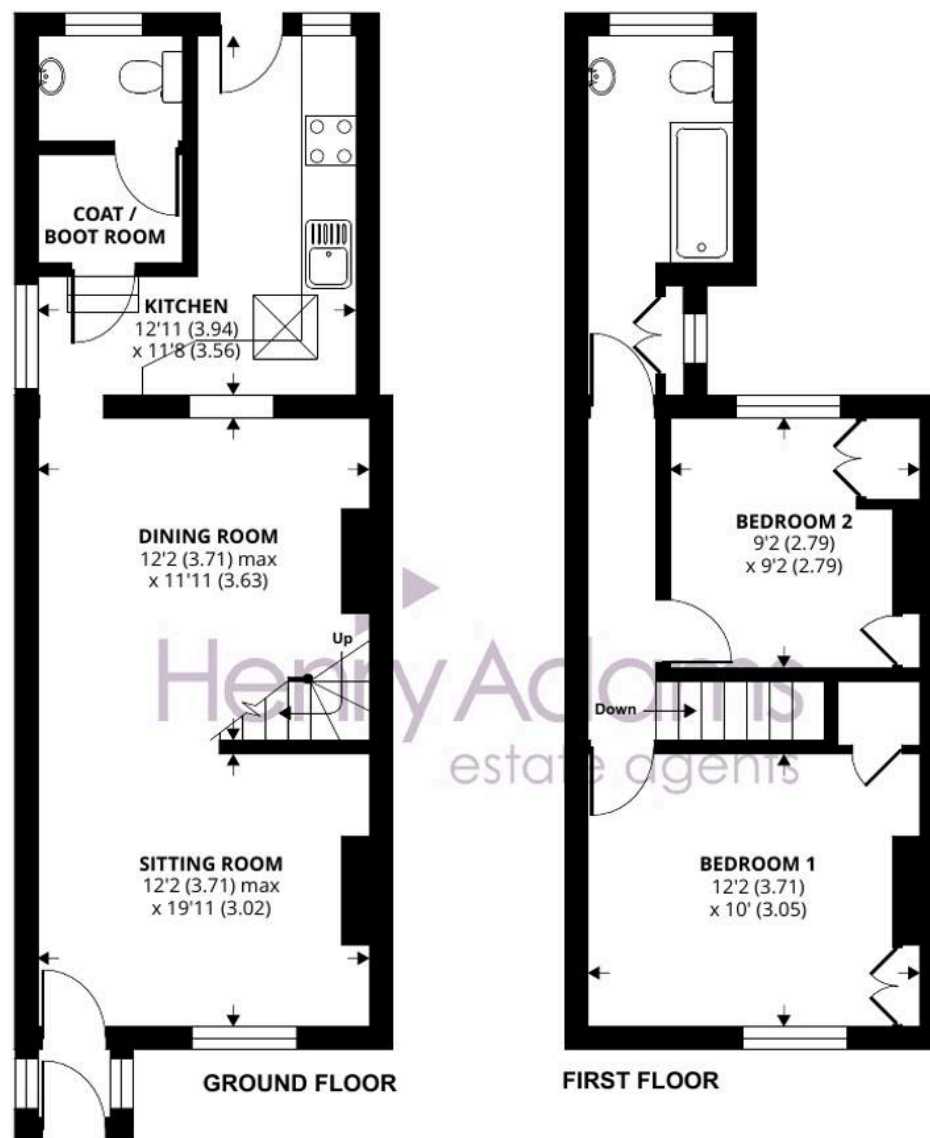












Lion Lane, Haslemere, GU27

Approximate Area = 779 sq ft / 72.4 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 2025. Produced for Henry Adams. REF: 1384995



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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.