



High Street, Haslemere, Surrey, GU27 2LA
Freehold

CLARKE  GAMMON

MUSEUM COTTAGE 76 HIGH STREET HASLEMERE SURREY GU27 2LA

Beautifully Modernised Grade II
Listed Cottage

Modern Fitted First Floor Bathroom

17ft Kitchen/Dining Room

French Doors To Rear

Pretty Courtyard Garden & Inner
Gated Open Front Courtyard

Three Double Bedrooms

Bay Fronted Sitting Room & Bay
Fronted Bedroom

Hall & Cloakroom

6ft High Cellar

Modern Gas Combination Boiler
(Powering Hot Water & Central
Heating)



A beautifully modernised and restored Grade II listed detached cottage in Haslemere's historic High Street, just moments from local shops and amenities.

THE PROPERTY

This delightful Grade II listed period cottage dates from the 1700s and has the convenience of the town centre shops and amenities on the doorstep. Thoughtfully modernised in recent years, the cottage is deceptive in size and has three well-proportioned double bedrooms on the first floor including a modern fitted/tiled bathroom suite. On the ground floor and approached from the side of the property is a hall with tiled floor and cloakroom off. The bay fronted sitting room looks out onto the High Street and has a fireplace with wood burner.

To the rear and overlooking the courtyard garden is the kitchen/dining room which like the hall, cloakroom and bathroom has electric underfloor heating. The smartly appointed kitchen area has oak work tops, integrated oven, hob, fridge and dishwasher. There is a smooth finish ceiling with downlighters and double-glazed doors to the garden. The windows facing the High Street have been fitted with secondary glazing and all other windows are double glazed. There is also a useful cellar with power and lighting perfect for easily accessible storage. Complementing the underfloor heating there is gas central heating with radiators all powered by a modern gas condensing combi boiler located in the 1st floor airing cupboard.



THE GROUNDS

The front door is accessed via a gate from the High Street (shared with the neighbouring property) and on the other side is a gate leading to the low maintenance rear courtyard garden which is fully enclosed and enjoys an easterly aspect.

SITUATION

Haslemere Town Centre provides a comprehensive range of shops and boutiques including Boots, Lloyds Pharmacy, Space NK and TG Jones, restaurants, public houses and coffee bars, together with Waitrose. Approximately 0.6 miles away on foot is the main line station which offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M&S food hall in Wey Hill (approximately 1 mile) along with several local shops and Haslemere Library. The Georgian Hotel in the High Street offers spa facilities as does Lythe Hill Hotel on the outskirts of the town. Haslemere Leisure Centre, The Edge, Woolmer Hill and the Recreation Ground all provide sports and leisure facilities and there are numerous golf courses in the area. There are excellent schools for all ages both state and private in and around the town and the whole area is surrounded by miles of open countryside much of it National Trust owned. The nearby A3 provides links to London, the motorway network and South Coast.

Main line train station 0.6 miles.

Wey Hill - 1 mile.

A3 access at Hindhead (south) - 4 miles.

Milford (north) - 6 miles.

Godalming - 8 miles.

Guildford - 14 miles.

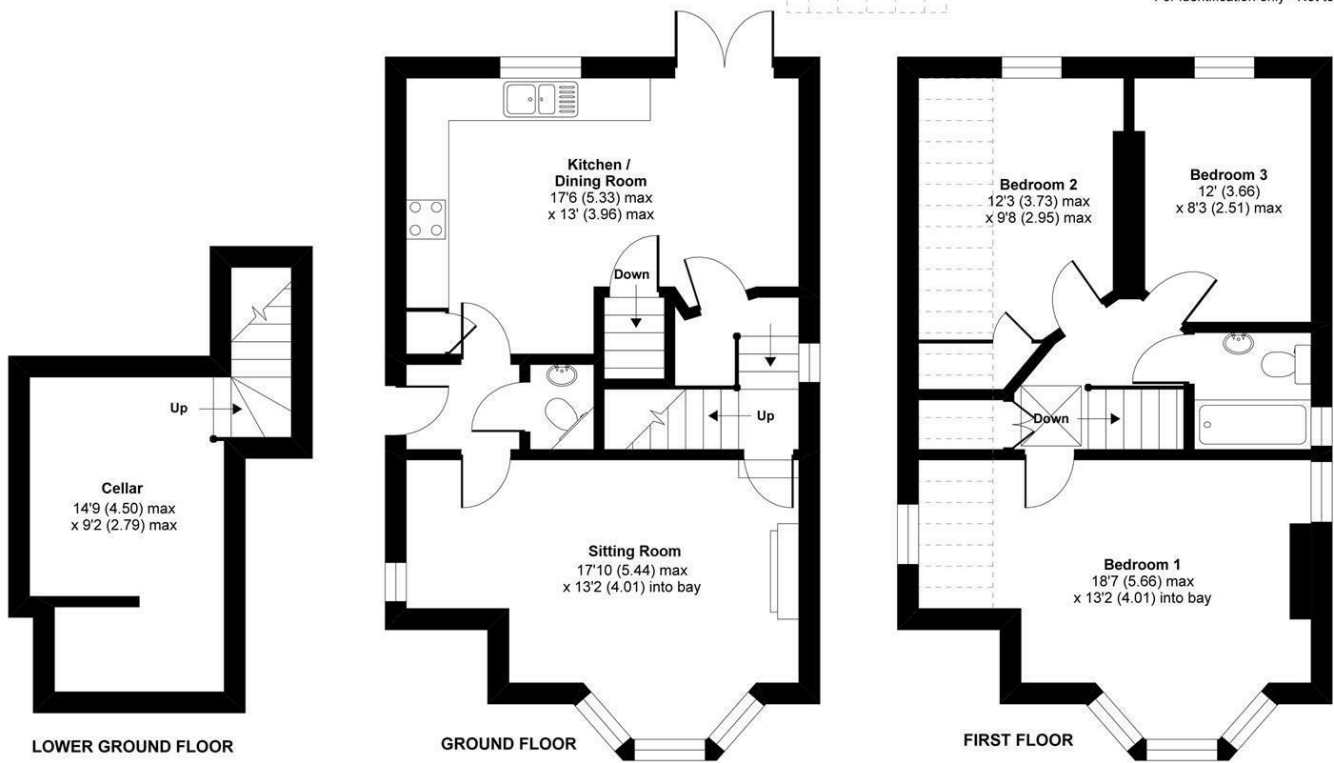
All distances approximate



High Street, Haslemere, GU27

Approximate Area = 1117 sq ft / 103.7 sq m
 Limited Use Area(s) = 87 sq ft / 8.1 sq m
 Total = 1204 sq ft / 111.8 sq m
 For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Clarke Gammon Wellers. REF: 664188

LOCAL AUTHORITY
 Waverley Borough Council

COUNCIL TAX
 Band E

SERVICES
 Mains water,
 Mains electricity,
 Mains drainage,
 Gas central heating.

3rd April 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(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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DIRECTIONS
 The property will be found at the northern end of Haslemere High Street next to the museum.

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

