

10 Lion Lane, Haslemere, Surrey, GU27 1JD

Guide Price £375,000 - Freehold

Henry Adams
estate agents



Charming Two-Bedroom Character Cottage With South-Facing Garden And Direct Access To Lion Green. Versatile Converted Outbuilding, Modern Kitchen And Bathroom, Close To Haslemere Station And Schools.

- Character Two Bedroom Mid-Terraced Cottage
- South Facing Enclosed Rear Garden With Direct Access Onto Lion Green & Play Area
- Two Well Proportioned Double Bedrooms
- Beautifully Presented Throughout
- Characterful Sitting Room With Feature Fireplace
- Modern Fitted Kitchen With Integrated Appliances
- Versatile Outbuilding With Power
- Excellent Access To Haslemere Train Station - Within 15 Minute Walk
- Close To Local Schooling & Shops
- Potential To Extend (STPP)

A charming and beautifully presented two-bedroom character cottage, ideally situated in a peaceful position within easy reach of Haslemere town centre, the railway station and local schooling. Combining period character with thoughtful modern improvements, this delightful home offers a warm and welcoming living environment, together with a particularly attractive south-facing garden and direct access onto Lion Green.

Located at the end of a residential private footpath, the property opens into a welcoming entrance with a modern fitted kitchen, featuring a range of wall, floor and drawer units, integrated appliances and a gas hob. The kitchen provides a practical and sociable space, with room for a breakfast table and excellent natural light. Beyond the kitchen is the inviting sitting room, which forms the heart of the home. A feature fireplace, engineered oak flooring, fitted shelving and useful storage combine to create a comfortable and characterful space, while a rear door provides a wonderful connection with the garden. The generous windows allow plenty of natural light to flood the room and offer views towards the garden and Lion Green beyond. Also on the ground floor is a stylish modern bathroom, fitted with a freestanding-style bath with shower above, wash hand basin, WC, heated towel rail and attractive tiling. The combination of contemporary fittings and period character works particularly well throughout the house.

Upstairs are two well-proportioned double bedrooms. The principal bedroom is a particularly good-sized room, with built-in storage either side of the chimney breast and a pleasant outlook over the garden towards Lion Green. The second bedroom is equally versatile and currently arranged as a cheerful children's bedroom with thoughtful storage.

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A particular feature of the property is the former coal shed, which has been thoughtfully converted to create a versatile additional space. With mains power and plumbing, it is currently used as a utility area and spare room, incorporating laundry facilities and useful storage. It offers excellent potential for use as a home office, hobby room, guest space or additional accommodation, subject to any necessary consents. There is also further hardstanding adjoining the building, providing scope for additional use. Or the ability to extend subject to the necessary planning consents.

Outside, the enclosed south-facing rear garden is a wonderful asset to the property and is over 50 feet long and over 12 feet wide. Generously proportioned and surrounded by established planting, flowers and shrubs, it provides a peaceful and private setting in which to relax and entertain. A gravel pathway leads through the garden to a gate providing direct access onto Lion Green and the adjoining play area. An especially useful feature for families. The garden also benefits from a seating area, garden shed and attractive mature greenery, creating a lovely backdrop to the house. There is also a useful front garden too which is 25 feet long and over 18 feet wide.

Services & Utilities

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

Waverley Borough Council Tax Band: C (£2,292.26)

EPC: D

Location & Directions

SATNAV: GU27 1JD /// what3words: switch.broadens.droplet

Enjoying a particularly appealing position within a quiet residential setting, while being exceptionally well placed for the amenities, schools, transport links and countryside that make Haslemere such a sought-after place to live. Haslemere High Street is within easy reach, offering a good selection of independent shops, cafés, restaurants and everyday amenities, together with Waitrose and the M&S Foodhall. The nearby Lion Lane and Shottermill schools are convenient for families, while the property's position adjoining Lion Green provides a wonderful sense of open space and community right on the doorstep. Haslemere railway station is also readily accessible, providing regular services to London Waterloo, making the property particularly attractive to commuters. Road connections are equally convenient, with the A3 providing access towards Guildford, London and the south coast.




SPOOKY
SEASON


SPOOKY
SEASON













Lion Lane, Haslemere, GU27

Approximate Area = 517 sq ft / 48 sq m
Outbuilding = 65 sq ft / 6 sq m
Total = 582 sq ft / 54 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.
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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