



Langhams Cottage, Petworth Road, Haslemere, Surrey
Price Guide £950,000 Freehold

**LANGHAMS COTTAGE, PETWORTH ROAD,
HASLEMERE, SURREY GU27 3BG**

HASLEMERE

Beautiful wisteria clad period cottage

Detached garden annexe, adjoining workshop and a large shed

Stunning 0.8 acre gardens

3 bedrooms

Living room with inglenook style fireplace

Kitchen/dining room & garden room

Glorious countryside surroundings

Ground & 1st floor shower rooms

Potential to extend subject to planning permission

On the market for the first time in 50 years



**A once in a generational opportunity
to purchase this desirable and well
maintained 3 bedroom cottage
believed to date back to the 1800s,
with period features, set amongst
glorious 0.8 acre gardens.**

THE PROPERTY

Having been home to the current vendor for over 50 years, the property also benefits from previously approved planning permission (2013) to extend, offering excellent scope to further enhance and add value if required. Internally, the accommodation includes a 20ft front aspect living room featuring an inglenook style fireplace with wood burner, leading through to a sunroom off the main living area. The kitchen is fitted with modern units and integrated appliances, with access to the rear. A ground floor shower room provides added convenience and could be converted into a utility space if desired. Upstairs, three bedrooms and a family shower room offer practical living arrangements, with the principal bedroom benefiting from a dual aspect and fitted wardrobe space. Situated in a semi-rural location along the Petworth Road, the property enjoys a peaceful setting surrounded by agricultural land and farms. Additional land has been acquired by the owners, including a separate detached annex alongside a large outbuilding with generous storage and workshop



THE GROUNDS

The property is approached via a 5 bar wooden gate into it's large shingled driveway with parking space for several cars. A paved path leads to front door and entrance area. The cottage is centrally positioned in it's stunning plot, where the gardens are a particular highlight, thoughtfully landscaped with a rich variety of flowering shrubs, ornamental trees, established hedging and striking wisteria cladding. To the rear is a wide paved sun terrace giving beautiful vistas over the rear garden and surrounding countryside, complementing the front view of the downs

SITUATION

The property is located around 2 miles to the East of Haslemere on the Petworth Road heading towards the attractive village of Chiddingfold, where there is picturesque village green, a range of amenities, 2 popular pubs, post office, chemist and excellent village primary school. Haslemere Town Centre provides a comprehensive range of shops and boutiques including Boots, Space NK and WH Smith, restaurants, public houses and coffee bars, together with Waitrose. To the West of the town centre 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 along with several independent shops and Haslemere Library. The Lythe Hill Hotel on the outskirts of the town has a spa and 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 in the Surrey Hills, a designated area of outstanding natural beauty and the South Downs Park .The nearby A3 provides links to London, the motorway network and South Coast.

Haslemere town centre - 2.3 miles

Haslemere station 2.5 - miles

Petworth - 8.4 miles

Chiddingfold - 3.1 miles

Chichester - 22.9 miles

Goodwood - 20.9 miles

All distances are approximate

Petworth Road, Haslemere, GU27

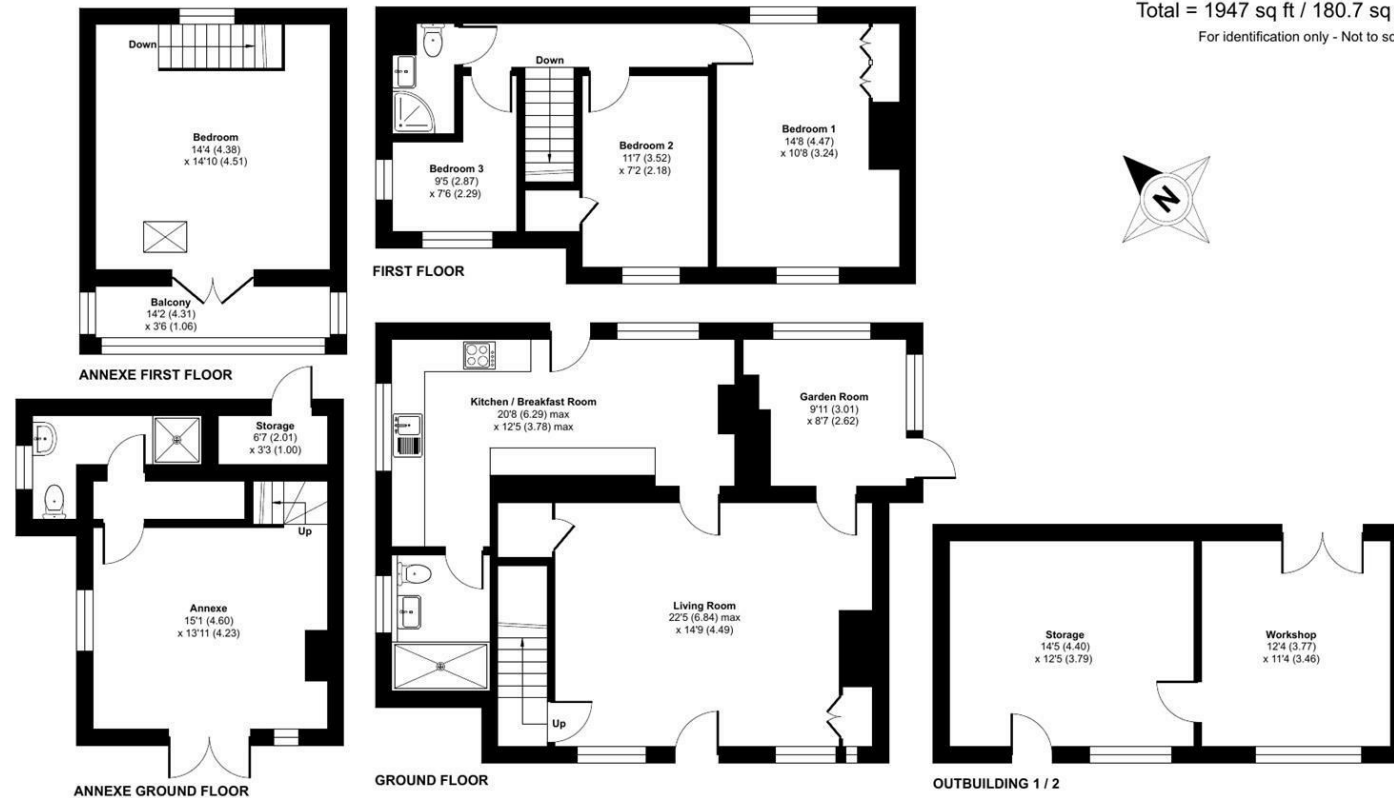
Approximate Area = 1132 sq ft / 105.1 sq m

Annexes = 467 sq ft / 43.3 sq m

Outbuilding = 348 sq ft / 32.3 sq m

Total = 1947 sq ft / 180.7 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). © n°chemcom 2026. Produced for Clarke Gammon. REF: 1448097

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band F

SERVICES

Mains water

Electricity

Private drainage - Bio-digester

Oil fired central heating

14th August 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in Haslemere, proceed towards the old town hall, turning left on to the Petworth Road the B2131. Continue out of town and passing the Lythe Hill Hotel on your right, a short distance after this, continue around the sweeping right hand bend, passing the turning to Killinghurst Lane on your left. Langhams Cottage will then be found after a short distance on the left.

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

