



Hindhead Road, Haslemere, Surrey  
POA Freehold

CLARKE  GAMMON  
1919

**HURST COTTAGE HINDHEAD ROAD  
HASLEMERE SURREY GU27 1LP**

**POA**

Detached family house	Five bedrooms
Family bathroom and en-suite bathroom	Three reception rooms
Kitchen/dining room	Cloak/utility room
Elevated position with lovely views	0.5 acre plot



**A spacious and well presented character detached family house in a non estate position, set in an established plot of just over half an acre.**

**THE PROPERTY**

Hurst Cottage is a well presented detached five bedroom family house in an elevated, non-estate position having fine views and an established plot of just over half an acre. The property has been sympathetically enlarged and updated since 2010 and presents spacious accommodation over two floors having a sitting room with bi-fold doors to the rear, family room with fireplace and study on the ground floor complemented by a very recently extended kitchen/dining room and cloak/utility room.

On the first floor, the main bedroom has a newly fitted en-suite bath/shower room, there are four further bedrooms and a family bathroom.



## THE GROUNDS

Hurst Cottage is approached over a driveway shared with three other properties and has parking to the front and a detached garage/store. A path leads to the front garden where there are lawns, a deck and the main entrance. To the rear is a shingle pathway bordered by retaining railway sleepers and newly laid steps leading up to a level lawn which extends into light woodland. The National Trust owned Hindhead Common can be accessed from the rear garden across a neighbouring playing field. The National Trust owned Hindhead Common can be accessed from the rear garden across a neighbouring playing field.

## SITUATION

In nearby Weyhill are Tesco and M & S Food along with local shops, cafes, restaurants and Haslemere Library. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, hotel, restaurants, public houses and coffee bars. Lythe Hill Hotel on the outskirts of the town has a spa and The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast. The town is surrounded by many acres of countryside much of it National Trust owned including the Devil's Punchbowl and Hindhead and Marley Commons.

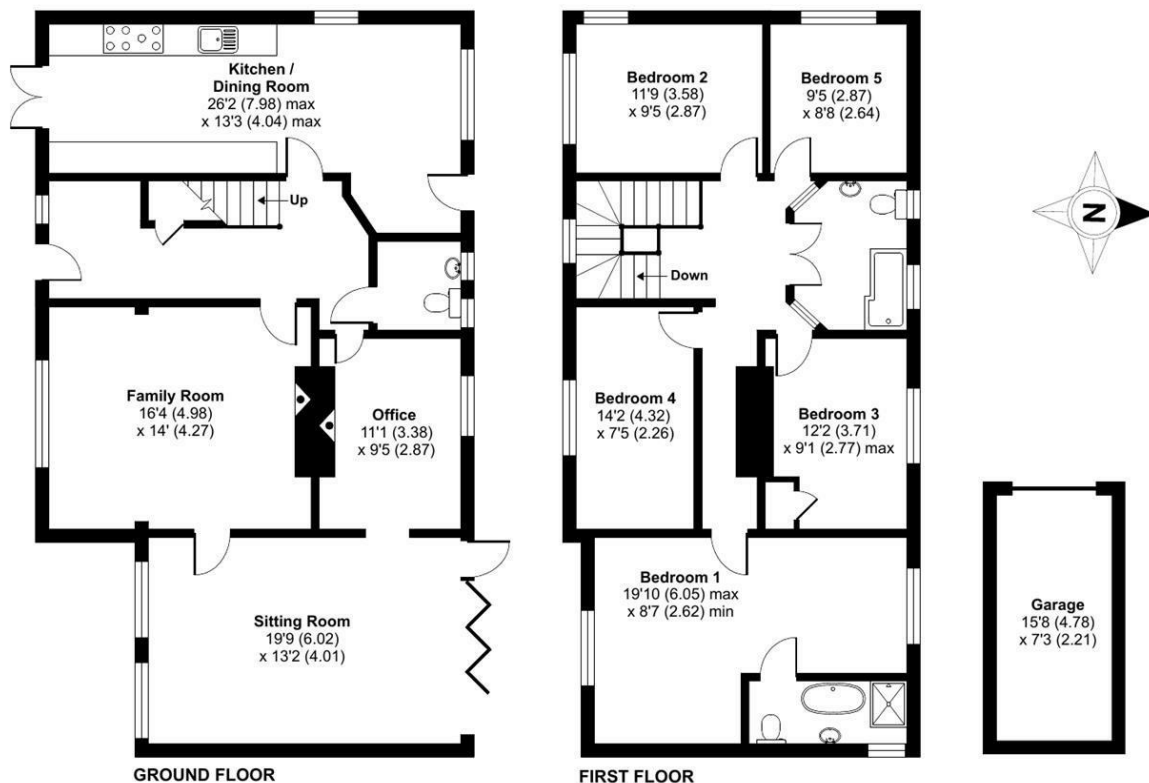
Shops and amenities in Weyhill inc Tesco and M & S Food 0.5 miles  
Main line station 1.2 miles  
High Street 1.6 miles  
A3 access at Hindhead 2.5 miles  
Godalming 11 miles  
Guildford 16 miles

All distances approximate

# Hurst Cottage, Hindhead Road, Haslemere, GU27

Approximate Area = 2172 sq ft / 201.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 740295

## LOCAL AUTHORITY

Waverley Borough Council

## COUNCIL TAX

Band G

## SERVICES

All main services, gas central heating

11th August 2023 PM/dr

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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](http://clarkegammon.co.uk)

## DIRECTIONS

From our office in Haslemere proceed south turning right behind the Town Hall into Lower Street, continuing on past the station, through Weyhill and over the traffic lights onto Hindhead Road. Continue for a further 0.5 miles and the drive to Hurst Cottage will be found on the right, opposite the second turning to Critchmere Hill 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

