



Lion Lane, Haslemere, Surrey
Guide Price £640,000 Freehold

CLARKE  GAMMON
1919

**KIWI COTTAGE 3 LION LANE
HASLEMERE SURREY GU27 1JF**

Guide Price £640,000

| | |
|--|--|
| Detached period cottage | NO ONWARD CHAIN |
| Sitting room with log burner | Three bedrooms |
| Enchanting secluded garden and parking | Family bathroom and shower room |
| Garden studio / office | Open plan kitchen / dining / family room |
| Walk of Shottermill Infant & Junior School | Walk of Haslemere main line station |



A charming detached 18th Century cottage ideally situated for excellent local schools and mainline station.

THE PROPERTY

Kiwi Cottage is a characterful detached 18th Century cottage nestling in a hideaway location, yet has excellent local schools, glorious walks, shops and mainline station within a short walk of its doorstep. The cottage has been sympathetically restored and extended by the current owners creating a wonderful family home. The cottage has charming features such as a pantry, latched doors, original floorboards, cast iron fireplace and double glazed wooden windows which are in keeping for a cottage built in the 18th Century. The open plan double aspect kitchen / family / dining room has doors leading out into the garden and the double aspect sitting room has oak flooring and a log burner. Completing the ground floor is a newly fitted utility/shower room. To the first floor is the main bedroom overlooking the garden having a double wardrobe and ornate cast iron fireplace. There are two further double bedrooms and family bathroom.



THE GROUNDS

The cottage can be approached through double wooden gates into the parking area or on foot through a wooden door. The secluded gardens have been well stocked with apple, lilac, corkscrew hazelnut, cherry, mock orange and beech trees and a colourful array of plants such as hydrangea, roses, honeysuckle, wild strawberries and gooseberry. There is a garden store, studio/office with power and light and a patio ideal for relaxing in the privacy of your own secret garden.

SITUATION

The property is situated close to Shottermill Infant and Junior Schools and just a short walk from the shops and amenities in Weyhill which include Tesco, M & S Food, Library, pub and cafes. Also within walking distance is the main line station which provides a fast and frequent service into London Waterloo in under one hour. Haslemere town centre offers a comprehensive range of shops including Waitrose, Boots, Space NK and W H Smith along with boutiques, restaurants, public houses, hotel and coffee bars including Costa. Lythe Hill Hotel on the outskirts of the town has a spa and sports facilities can be found at the leisure centre, recreation ground, Woolmer Hill School and The Edge. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private. The A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.

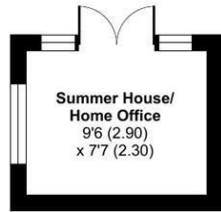
Shops and amenities in Weyhill 0.2 miles
Main line station 0.6 miles on foot, 0.8 miles by car
Leisure centre on foot 0.6 miles
Town Centre 1.3 miles
A3 access at Hindhead 2.5 miles

All distances approximate

Kiwi Cottage, 3 Lion Lane, Haslemere, GU27

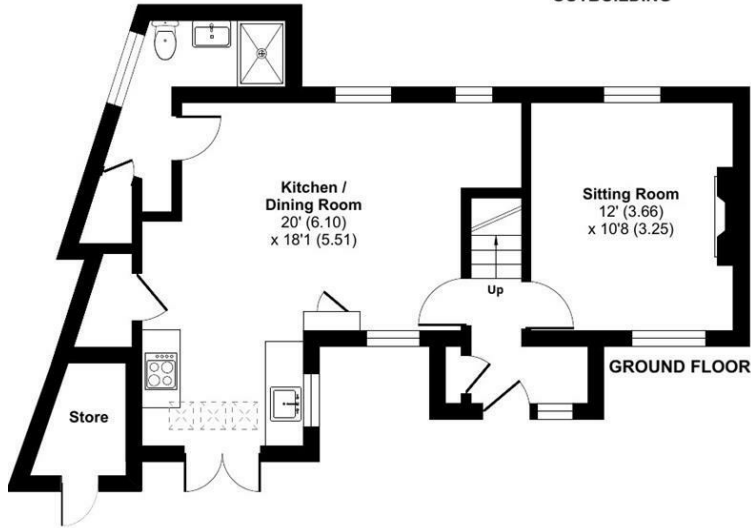
Approximate Area = 933 sq ft / 87 sq m
 Limited Use Area(s) = 4 sq ft / 1 sq m
 Outbuilding = 72 sq ft / 7 sq m
 Store = 28 sq ft / 1.6 sq m
 Total = 1037 sq ft / 96.6 sq m

For identification only - Not to scale

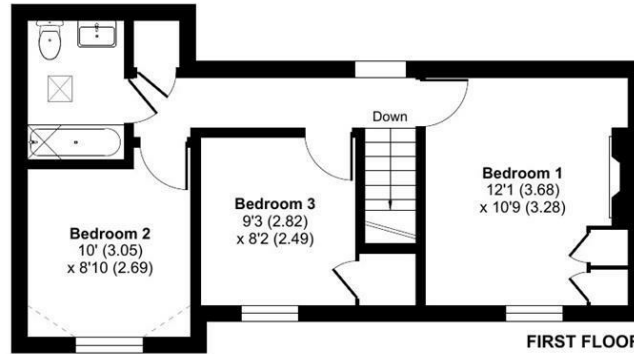


OUTBUILDING

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Clarke Gammon. REF: 904776

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band D

SERVICES

All main services, gas central heating, double glazing

11th January 2024 TKO/dr

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street and continue on passing the railway station and through Weyhill until reaching the traffic lights. Turn right into Lion Lane and the property will be found after about 0.2 miles 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

