8 Lion Lane, Haslemere, Surrey GU27 1JD

CLARKE C·G GAMMON 1919

8 LION LANE
HASLEMERE SURREY GU27 1JD

- Victorian cottage built 1870
- Two double bedrooms
- South facing rear garden
- Off street parking space
- Open plan sitting/dining room
- Refitted kitchen and bathroom
- Outbuilding
- NO ONWARD CHAIN

A charming two bedroom mid terrace cottage with a south facing garden located within a short walk of local shops and amenities.

THE PROPERTY

Forming part of this pretty row of Victorian terraced cottages with south facing gardens backing onto Lion Green, a very well presented two bedroom property with the benefit of no onward chain having a recently refitted kitchen and ground floor bathroom. The open plan sitting/dining room has a door leading onto the low maintenance rear garden and on the first floor are two double bedrooms; bedroom one - looking out over the rear garden and Lion Green - has two sets of wardrobes and bedroom two has a built in boiler cupboard.

THE GROUNDS

Off Lion Lane is a shingle parking area where there is an allocated space. A paved footpath which accesses Nos 4,6 & 8 Lion Lane leads to the front door and outbuilding. The rear garden has a wide and winding paved footpath. At the end of the garden is a summerhouse and gate leading to Lion Green.

SITUATION

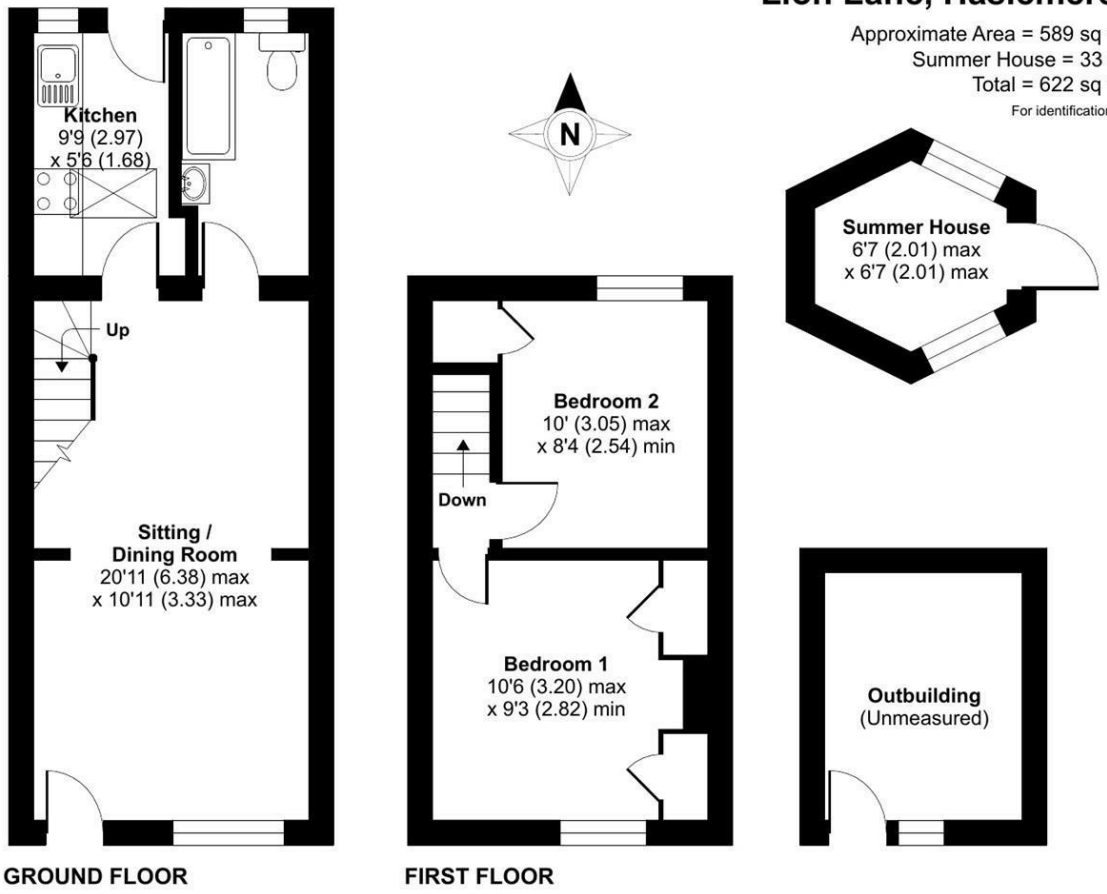
The property is situated close to Shottermill Infant and Junior Schools and just a short walk from the shops and amenities in Weyhill which include Tesco, M & S Food, Library and cafes. Also within walking distance is the main line station which provides a fast and frequent service into London Waterloo 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 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

Lion Lane, Haslemere, GU27

Approximate Area = 589 sq ft / 54.7 sq m
Summer House = 33 sq ft / 3 sq m
Total = 622 sq ft / 57.7 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Clarke Gammon. REF: 830924

LOCAL AUTHORITY

Waverley Borough Council

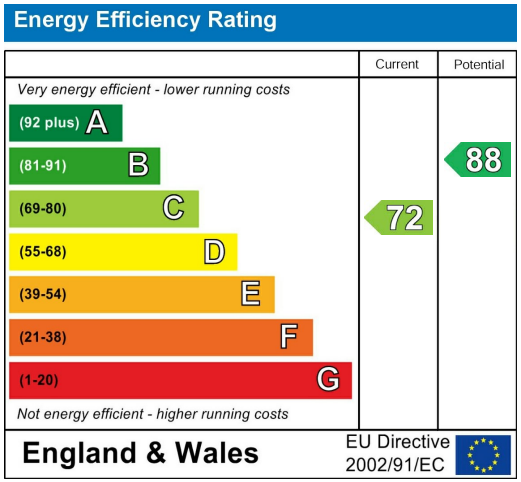
COUNCIL TAX

Band C

SERVICES

All main services

30th July 2026 PM/dr



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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 right.

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.