



**Lythe Hill Park, Haslemere,
Price Guide £725,000 Freehold**

**COPSE COTTAGE LYTHE HILL PARK
HASLEMERE GU27 3BD**

Price Guide £725,000

Established detached cottage 3 bedrooms
2 bathrooms Kitchen
Sitting room with wood burner 0.2 acres level plot with gardens
Conservatory Driveway & garage
South facing gardens Planing permission to extend



An individual detached single-story cottage, in a private and peaceful setting with a good size level garden and planning permission for stylish contemporary extension.

THE PROPERTY

Copse Cottage forms part of the popular and sought after Lythe Hill Park Estate, that sits in a gloriously elevated setting about ¾ of a mile southeast of Haslemere town centre and a 15 minute walk to the High Street. The property would appeal to a broad spectrum of buyers with a single-story accommodation featuring 3 bedrooms and 2 bath/shower rooms, all accessed from an inner hallway. The main reception room has a slightly vaulted style ceiling and a smart newly laid luxury tile floor. This flooring leads into the reception hall, kitchen and spacious conservatory overlooking the sunny south facing garden. The cottage has gas central heating and a wood burner in the sitting room. The current vendors have successfully applied for planning permission to extend the cottage, (planning ref **) which will create a stylish L-shaped contemporary home with the emphasis on open plan living with wide glazed elevations looking out onto the garden.

** WA/2022/02537 | WA/2023/00024**



THE GROUNDS

Outside Copse Cottage has a plot of around 0.2 acres and to the side is a driveway area and single detached garage. From here there is access to the kitchen entrance but also gated access to the large garden which leads to the reception hall. In front of the conservatory there is a paved terrace and lawn with screening privacy hedge, there is a further area of lawned garden beyond, split by an existing wall (this can be removed by the vendor at the purchasers' request). Here there is also a vegetable plot and greenhouse.

SITUATION

Haslemere Town Centre provides a comprehensive range of shops and boutiques including Boots and Space NK, restaurants, public houses, hotel and coffee bars, together with Waitrose. The main line station offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M & S Food Hall in Weyhill along with several local shops and Haslemere Library. Lythe Hill Hotel on the outskirts of the town provides spa facilities, Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere 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. The nearby A3 provides links to London, the motorway network and South Coast.

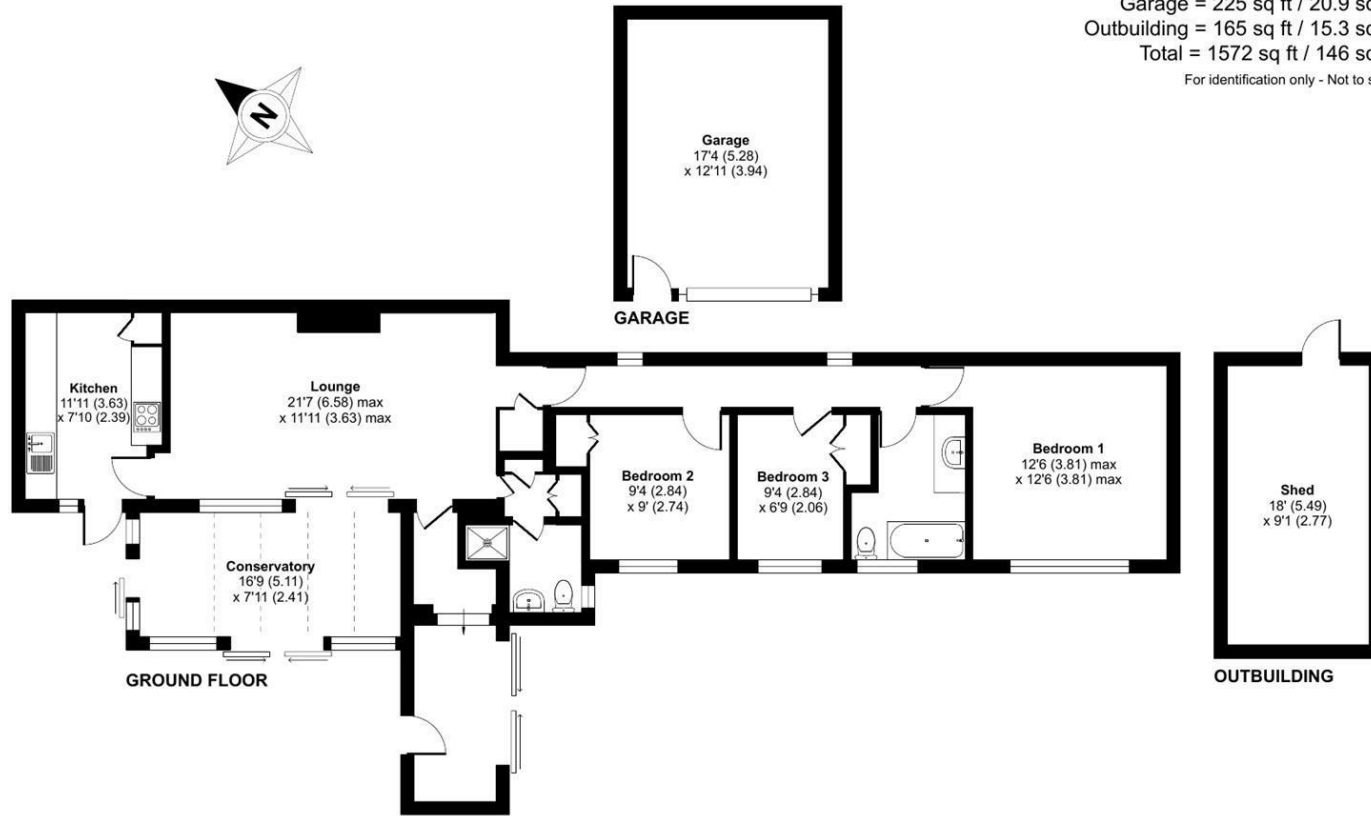
Haslemere main line station 1.5 miles
Haslemere town centre 0.75 miles
A3 access at Hindhead 5 miles
Godalming 10 miles
Guildford 17 miles

All distances approximate

Copse Cottage, Lythe Hill Park, Haslemere, GU27

Approximate Area = 1182 sq ft / 109.8 sq m
 Garage = 225 sq ft / 20.9 sq m
 Outbuilding = 165 sq ft / 15.3 sq m
 Total = 1572 sq ft / 146 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1096026

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band F

SERVICES

Mains water, electricity, mains drainage
 gas central heating

9th April 2024

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	44	
(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 turning left by the Town Hall into Petworth Road. Continue for about 700 yards and turning into Haste Hill and taking your immediate left into The Cmn follow to the end end of the road and Lythe Hill Park road is in front of you. Copse Cottage can be located 200 yards up on your left-hand side.

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

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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