



43 Lion Lane, Haslemere, Surrey

43 LION LANE
HASLEMERE SURREY GU27 1JF

£575,000

Beautiful 3 bedroom Victorian terraced house

Sitting Room with open fire

Main bedroom with ensuite bathroom

Gas central heating and double glazing

Garden office & shed

Stunning kitchen/dining/family room

Cloakroom

Two further bedrooms and family
bath/shower room

Delightful south west facing rear garden

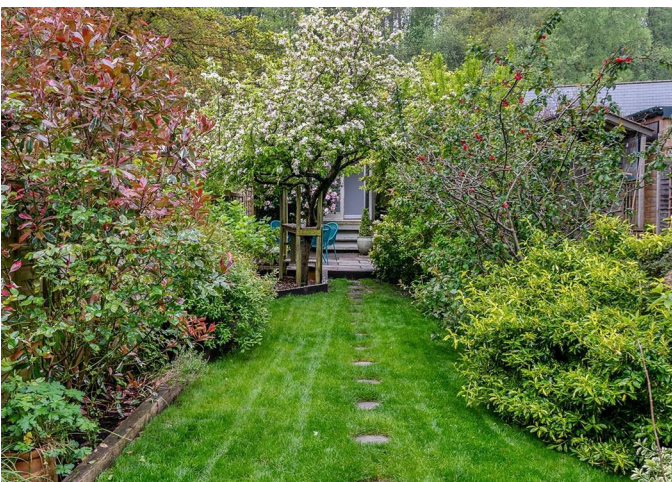
A short walk from Shottermill schools, close
to Lion Green & mainline station



**A stunning Victorian 3-bedroom
terraced house, beautifully
modernised and presented over 3
floors with a delightful, landscaped
garden close to Shottermill schools,
Lion Green and Haslemere station.**

THE PROPERTY

This classic red brick terraced house has been thoughtfully and tastefully modernised and extended to create a lovely balance of character features and modern living. The main feature of the ground floor is the wonderful kitchen/dining/family room which has underfloor heating and flooded with light from the almost full width patio doors and large ceiling skylights. The hub of the kitchen is the large Quartz topped island with a breakfast bar and sleek hob with two AEG ovens, fridge and freezer integrated into the attractive kitchen units. The cosy sitting room has a front aspect open fire, built in storage cabinets and smart plantation shutters on the replacement sash style window. On the first floor are two elegant bedrooms, bedroom two with a front aspect and bedroom three overlooking the rear garden alongside the well-appointed family bath/shower room. The second-floor loft has been converted to create a superb main bedroom with oak flooring, wardrobe, and en-suite bathroom.



THE GROUNDS

In the front there is a small patio and enclosed by brick walling leading to the entrance area and front door, the delightful rear garden enjoys a sunny south westerly aspect and has a wooden sundeck, established and pretty shrub borders, apple tree and culminates with a paved terrace, an ideal BBQ area with steps up to the garden office/shed further covered storage and rear garden gate.

SITUATION

In nearby Weyhill are Lion Green with its play area, Tesco and M & S Food, 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 including Shottermill Infant and Junior schools which are just a few minutes walk from the property. 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.

Shottermill Infant & Junior Schools 0.1 miles
Shops and amenities in Weyhill 0.2 miles
Main line Station 0.7 miles (on foot)
High Street 1.2 miles
Hindhead 2.5 miles
Guildford 16 miles

All distances are approximate

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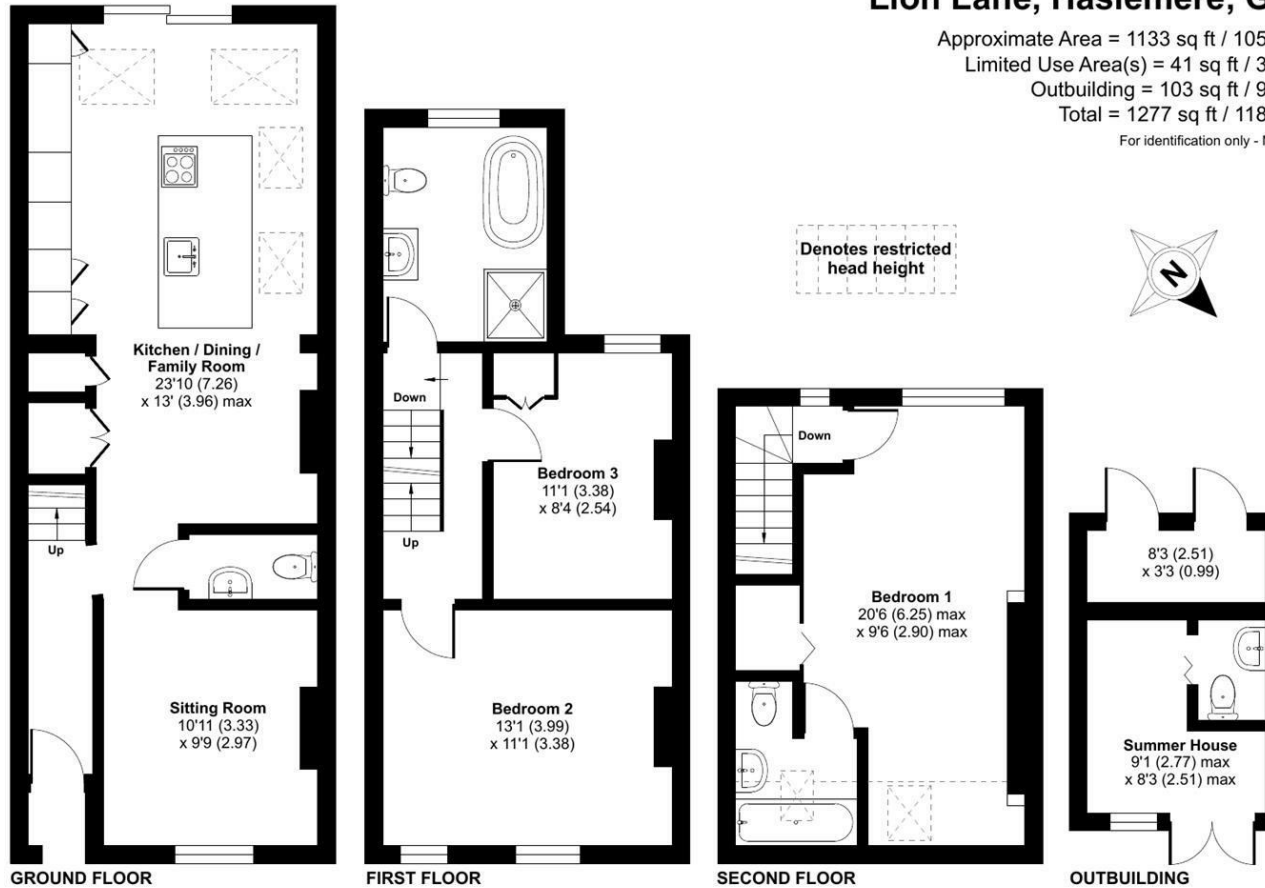
Approximate Area = 1133 sq ft / 105.2 sq m

Limited Use Area(s) = 41 sq ft / 3.8 sq m

Outbuilding = 103 sq ft / 9.5 sq m

Total = 1277 sq ft / 118.5 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: 1121465

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

8th November 2024 PM/dr

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	86
	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. Continue on passing the railway station and through Weyhill shopping area. At the traffic lights at Lion Green turn right into Lion Lane and the property will be found on the 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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T: 01483 880 900

HASLEMERE OFFICE
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LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
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