



**Little Hatch, 1 Tennysons Lane, Haslemere, Surrey GU27 3AF**  
**Freehold**



## LITTLE HATCH 1 TENNYSONS LANE HASLEMERE SURREY GU27 3AF

Individual one bedroom detached bungalow

Kitchen/breakfast room

Bathroom

Requires modernisation and improvement

Triangular plot of 0.22 acres

Sitting/dining room

Utility/lobby

Scope for redevelopment subject to planning permission

Picturesque and peaceful setting with lovely views

Walking distance to National Trust Blackdown and town centre

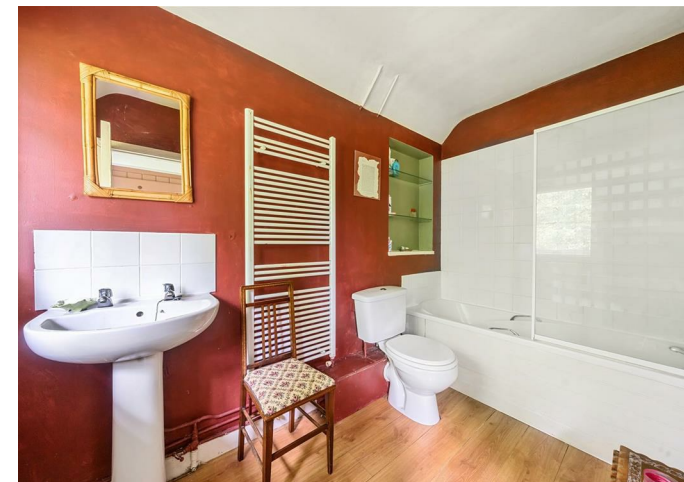


**An individual one bedroom detached bungalow requiring modernisation and refurbishment in a lovely plot of just under 0.25 acres in one of Haslemere's most desirable locations.**

### THE PROPERTY

Little Hatch was built in the 1930's and set in a tranquil plot of 0.22 acres on the corner of Tennysons Lane and Chase Lane. The property requires modernisation and refurbishment but the plot could also be redeveloped subject to planning permission. As well as having the potential to build a new home once modernised Little Hatch could be the perfect weekend retreat enjoying a peaceful and picturesque setting within walking distance of National Trust Blackdown and close to Haslemere Town Centre. The accommodation currently comprises of a sitting/dining room with original exposed floor boards, wide bay window and fireplace. There is a double bedroom, kitchen/breakfast room, utility/lobby, bathroom, garage/workshop and gas central heating.





## THE GROUNDS

Little Hatch is approached by its drive, a short way up Tennysons Lane the shingle driveway provides parking and leads to the detached garage. The property is centrally positioned in its pretty and private gardens which are mainly lawned with an established screening, borders and boundaries on all sides. As well as the garage there is a summer house and greenhouse.

## SITUATION

Haslemere offers a comprehensive range of shops including Waitrose, Tesco, M & S Food, Boots, Space NK and W H Smith along with boutiques, restaurants, public houses and coffee bars including Costa. There are two hotels; The Georgian in the High Street and Lythe Hill; both of which have spas. There are two sports centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground and Woolmer Hill School. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private. The county town of Guildford is just 15 miles distant and Goodwood where the popular racecourse, Festival of Speed and Revival are held is within easy reach.

The main line station provides a fast and frequent service into London Waterloo in under one hour and 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.

High Street 0.8 miles  
Main line station 1.3 miles  
A3 at Hindhead 4.5 miles  
A3 at Milford 8 miles  
Guildford 15 miles

## Tennysons Lane, Haslemere, GU27

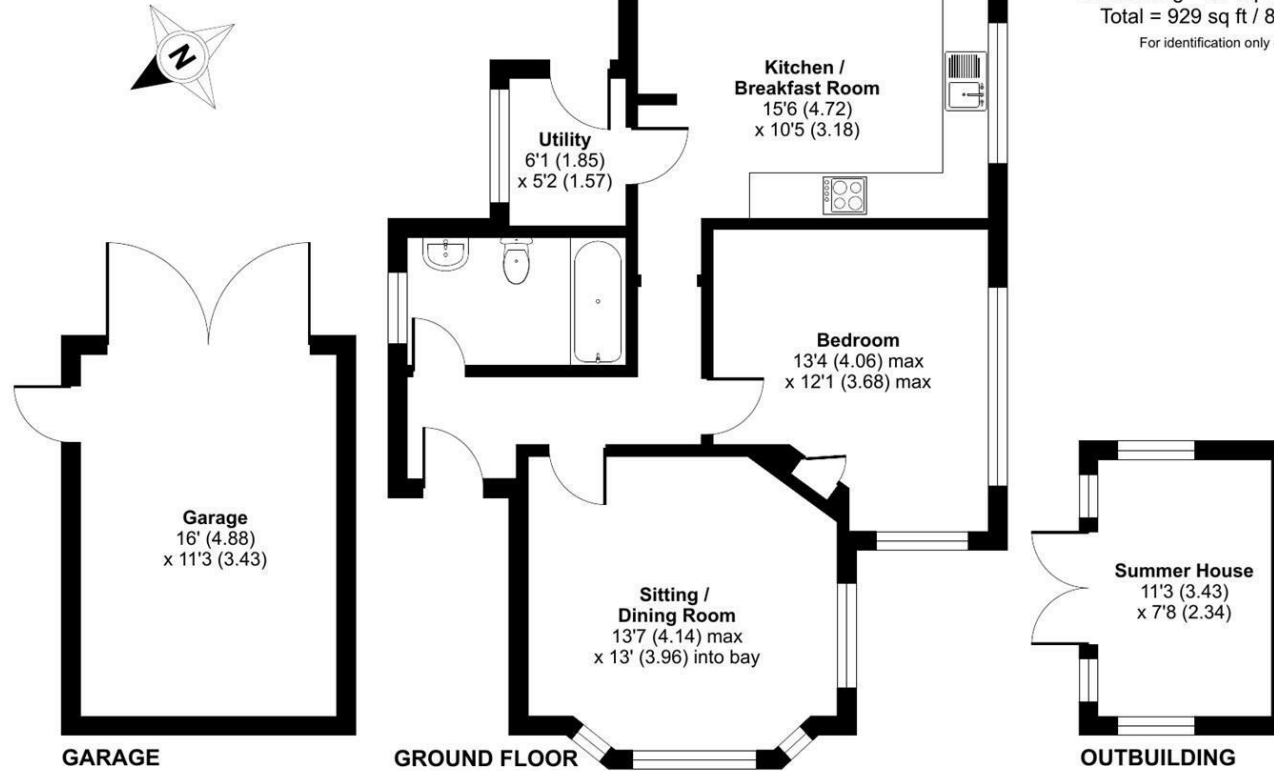
Approximate Area = 661 sq ft / 61.4 sq m

Garage = 181 sq ft / 16.8 sq m

Outbuilding = 87 sq ft / 8 sq m

Total = 929 sq ft / 86.2 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: 1134083

### LOCAL AUTHORITY

Waverley

### COUNCIL TAX

Band E

### SERVICES

Mains water, electricity, gas central heating & private drainage - septic tank

18th September 2024

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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

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### DIRECTIONS

From our office in Haslemere High Street proceed south turning left at the Town Hall into Petworth Road. Continuing for approximately 0.5 mile then turn right into Haste Hill. At the top of the hill, continue over the crossroads (5 junctions) into Tennysons Lane and its the first turning on the righthand 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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