



Weydown House Cottage, Bunch Lane, Haslemere, GU27 1ET
Freehold

WEYDOWN HOUSE COTTAGE BUNCH LANE HASLEMERE SURREY GU27 1ET

Detached 1920's cottage	Potential to extend and develop subject to planning permission
2 large double bedrooms	Bath/shower room
Living room and dining room	Kitchen
Boot room and cloakroom	Double glazing/Gas central heating
1.28 acres	No onward chain



An individual detached 1920's two bedroom character cottage with a huge amount of potential to extend or develop subject to planning permission with a plot of 1.28 acres in this highly regarded leafy lane.

THE PROPERTY

Weydown House Cottage comes to the market with no onward chain and provides the rare chance to purchase a property in a prime location, with well over an acre of land with potential to develop or enlarge subject to planning permission. The property has red brick and half tile hung elevations typical of its era with double glazed leaded light windows. On the ground floor is an entrance porch, hall, bay fronted dining room, a good sized living room which has a fireplace and wood burner, fitted dresser and under stairs cupboard. There is a modern well equipped kitchen with stainless steel hob and oven, Bosch dishwasher, Hotpoint fridge and wood effect worktops. Off the kitchen is a rear lobby, large boot room, utility cupboard and cloakroom. On the first floor are two large double bedrooms and a good sized modern bath/shower room with a garden office.



GARDEN AND GROUNDS

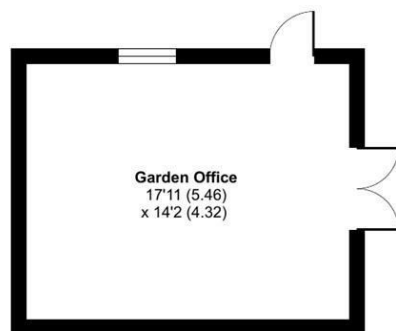
The property is set back from Bunch Lane and is approached by its driveway with parking for 2-3 cars. It sits centrally within its plot of around 1.28 acres with garden to the front, rear and side. The front is primarily lawn and light woodland, and to the rear a wooden deck, lawn and garden office beyond the rear garden is a swathe of woodland which could be cleared or managed.

SITUATION

Tucked away location off Bunch Lane. In nearby Weyhill are Tesco and M & S Food along with 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. 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.

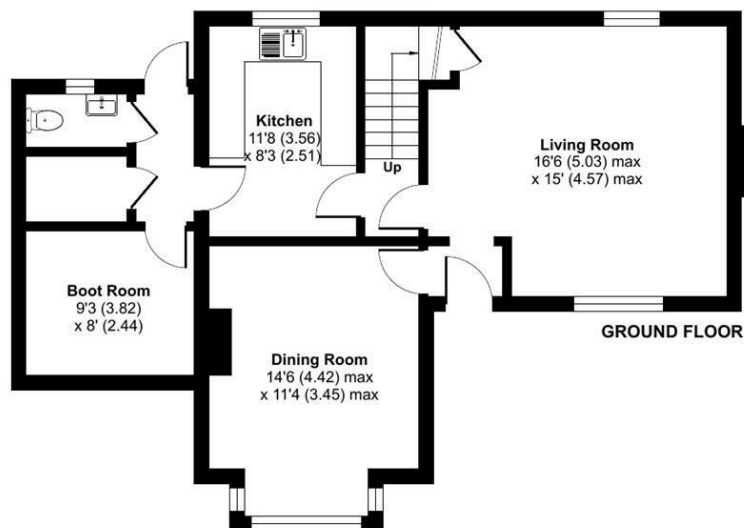
Weyhill shops and amenities 0.3 mile
Main line station 0.5 mile
Town Centre 1 mile
A3 access at Hindhead 3.2 miles
Guildford 17 miles

All distances approximate

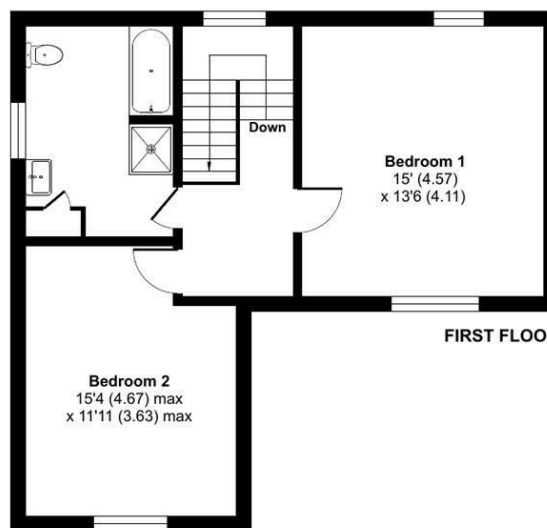


Garden Office
17'11 (5.46)
x 14'2 (4.32)

OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Bunch Lane, Haslemere, GU2

Approximate Area = 1,285 sq ft / 119.3 sq m

Garden Office = 254 sq ft / 23.5 sq m

Total = 1,539 sq ft / 143 sq m

For identification only - Not to scale

LOCAL AUTHORITY

Waverley

COUNCIL TAX


Band E

SERVICES

Mains water, electricity, mains drainage
gas central heating

27th January 2025

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		
	58	78
England & Wales	EU Directive 2002/91/EC 	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chem 2024. Produced for Clarke Gammon. REF: 1222350

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DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street. Continue until reaching St Christopher's Green on your right. Turn right and at the junction continue straight over into Bunch Lane

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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