



**71 Hammer Hill, Haslemere, Surrey GU27 3QZ**  
**Freehold**

CLARKE  GAMMON  
1919



**71 HAMMER HILL  
HASLEMERE SURREY GU27 3QZ**

End of terrace bungalow

Bathroom

Kitchen

Summer House

Driveway and gardens

Two bedrooms

Living room with open fire

Conservatory

Detached garage

Gas central heating and  
double glazing



**An established and well  
presented two bedroom end of  
terrace bungalow close to the  
countryside in a popular cul-de-  
sac in the village of Hammer.**

**THE PROPERTY**

Set back behind its gated driveway this modern bungalow comes to market with no onward chain. The hall gives access to both bedrooms with bedroom one having a double aspect and bedroom two overlooking the rear garden. In between the two is a modern bathroom with a white suite. The living room has a lovely original parquet floor and open fire place. The kitchen has a range of modern units and worktops and leads to a rear hall of which has a walk in storage utility cupboards and conservatory with double doors leading out onto the garden. In addition there is a good size loft room with two Velux windows, the property having gas central heating and double glazing.





## THE GROUNDS

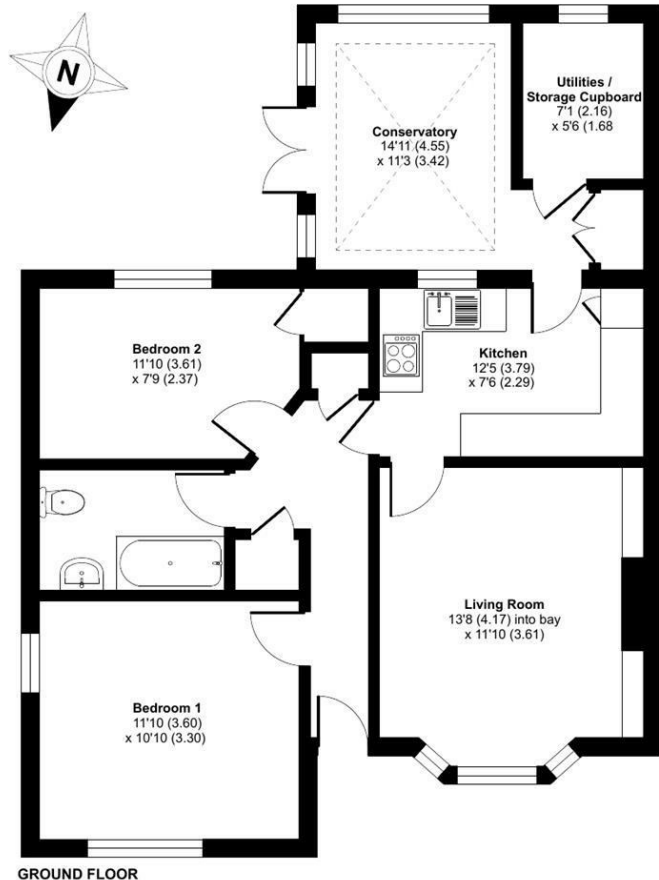
The driveway has double wooden gates and plenty of parking and extends to the side of the detached garage from here there is a gate into the rear garden which has a patio, lawn and timber summer house, which is double glazed with power and light.

## SITUATION

The popular village of Hammer lies on the south-western outskirts of Haslemere and just 2.5 miles from the centre of Liphook. Shottermill with its attractive National Trust owned ponds is just a short distance away, along with Arnolds Garage and convenience store and Camelsdale Infant and Junior school. In nearby Weyhill are Tesco and M & S Food along with local shops, cafes and restaurants. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, restaurants, public houses and coffee bars. There are two hotels; The Georgian in the High Street and Lythe Hill. 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.

Camelsdale 1 mile  
Shops and amenities in Weyhill 1.4 miles  
Main line station 1.9 miles  
A3 access point at Hindhead 1.4 miles  
Haslemere Town Centre 2.6 miles  
Godalming 10.9 miles  
Guildford 17.9 miles

All distances approximate



## Hammer Hill, Hammer, Haslemere, GU27

Approximate Area = 803 sq ft / 74.6 sq m

Garage = 112 sq ft / 10.4 sq m

Outbuilding = 118 sq ft / 10.9 sq m

Total = 1033 sq ft / 95.9 sq m

For identification only - Not to scale

### LOCAL AUTHORITY

Chichester

### COUNCIL TAX


Band C

### 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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 	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n°chem 2025. Produced for Clarke Gammon. REF: 1236172

### CG HASLEMERE OFFICE

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### 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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MAYFAIR OFFICE  
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