



Willow Cottage, 14 Shepherds Hill, Haslemere GU27 2NF
Freehold

WILLOW COTTAGE 14 SHEPHERDS HILL HASLEMERE GU27 2NF

Town centre located to the end of the road

Train station within half a mile

Clement windows group Ltd (first floor aluminium windows)

Oak veneer staircase

Fully plumbed & rewired

Right of way parking for several cars

Roper Rhodes taps in bathrooms & wc

Heritage windows (ground floor)

Granite kitchen worktops

Amtico flooring on ground floor & in bathroom



A beautifully appointed two bedroom linked detached period character cottage located within several hundred metres of Haslemere town centre.

THE PROPERTY

Having undergone extensive renovation both inside and out by the current owner, this enchanting situation benefits from off-street parking for several cars and a fully insulated/double glazed garden cabin with cedar roof.

Inside the property there is a modern fitted kitchen, downstairs wc/cloakroom and a dual aspect living/dining room benefiting from a south westerly aspect. From the kitchen the view overlooks the glorious mature garden and benefits from additional light drawn from the flat roof glazed lantern. With an array of eye and low-level units, a composite sink and integrated appliances, there is excellent design/function. With no expense spared, there are bespoke windows and other detailing to maximise the cottage's authenticity/look. Perfect as a first-time purchase or a weekend pied-à-terre this delightful home is one not to be missed.



THE GROUNDS

Alongside the driveway the approach borders a small swath of common land leading to what is the garden. The garden is generally surrounded by mature plant/shrub borders and comes with a beautiful/established Acer tree that takes centre stage. With the remainder of garden being mostly lawn, the summer house sits discreetly to one side allowing full view into the garden, perfect for those summertime tipples and or time for a good book.

SITUATION

Haslemere Town Centre provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee shops/cafes. 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 and Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere Recreation Ground all provide sports and leisure facilities. 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.

High Street 0.2 miles
Main line station on foot 0.5 miles
A3 access at Hindhead 4 miles
A3 access at Milford 7 miles
Guildford 13 miles

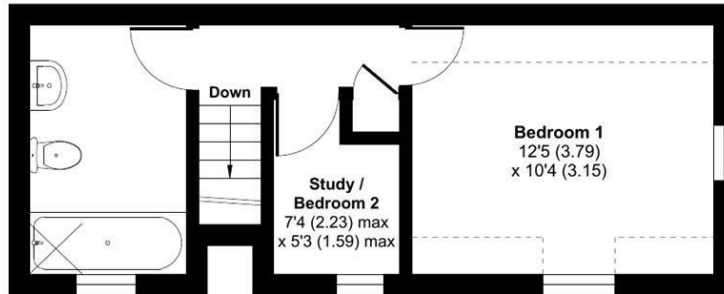
All distances approximate

Shepherds Hill, Haslemere, GU27

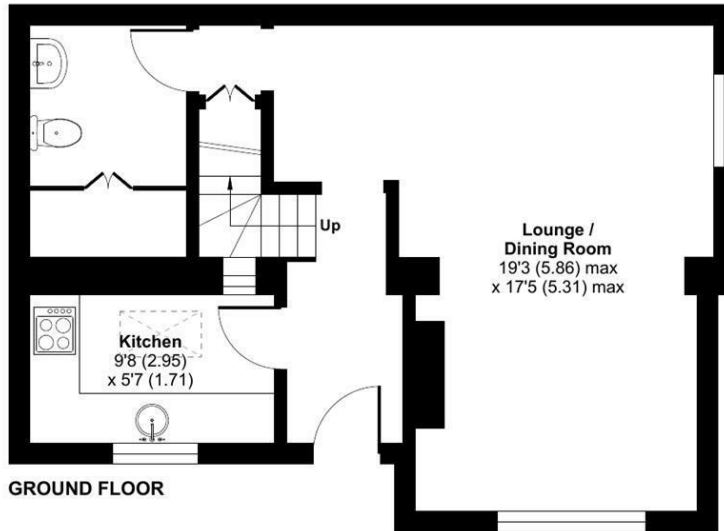
Approximate Area = 702 sq ft / 65.2 sq m
 Limited Use Area(s) = 31 sq ft / 2.9 sq m
 Outbuilding = 101 sq ft / 9.4 sq m
 Total = 834 sq ft / 77.5 sq m

For identification only - Not to scale

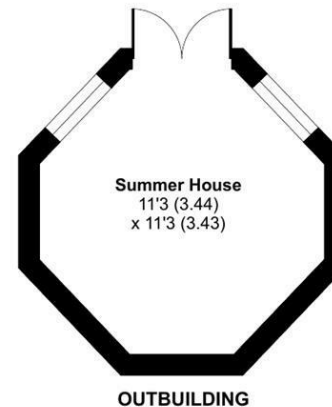
Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chemcom 2025. Produced for Clarke Gammon. REF: 1252323

LOCAL AUTHORITY

Waverley

COUNCIL TAX


Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

16th April 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(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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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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LIPHOOK OFFICE
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