



64 Lower Street, Haslemere, Surrey GU27 2NX  
Freehold

CLARKE  GAMMON



## 64 LOWER STREET HASLEMERE SURREY GU27 2NX

Origins back to the 1700s

Storm porch

French door access to garden

All bedrooms have built-in cupboards

Garden 80ft x 60ft

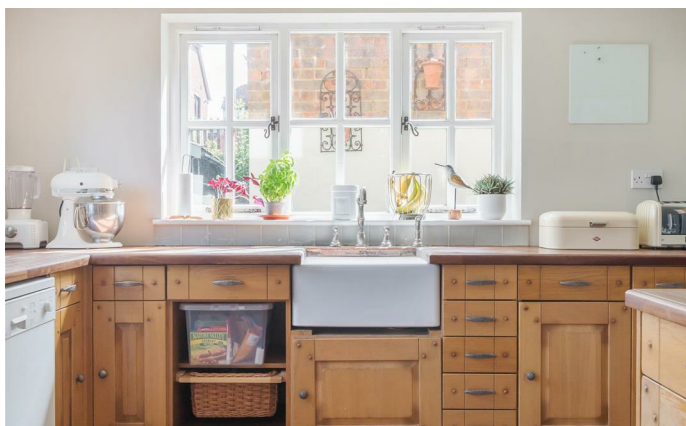
Plans to extend front and rear

Open fireplace and wood burning stove

Kitchen fitted with wood cabinetry, butcher block worktops and hand-glazed tile splash backs

Bathroom with exposed stone wall, tiled splash back, oak floor

Central for recreation and community



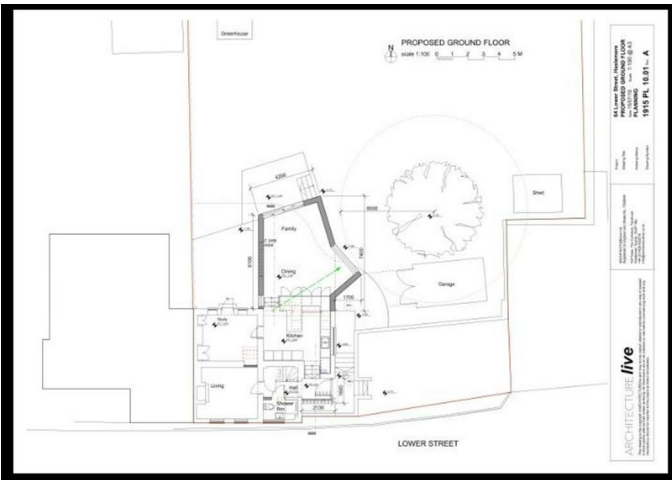
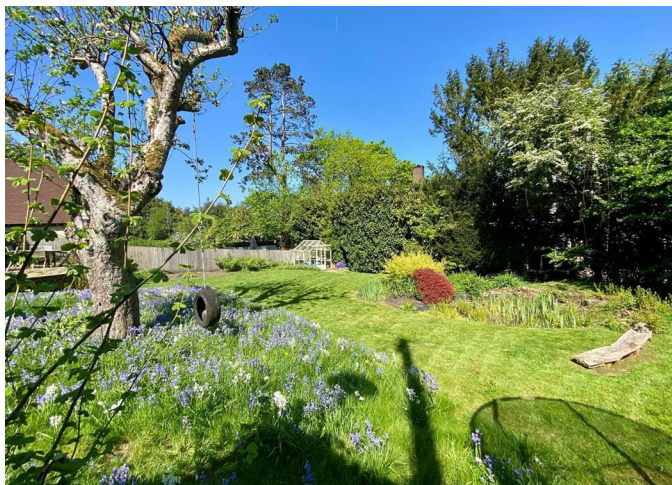
**Part of the historic fabric of Haslemere an extended grade II listed 3-bedroom period cottage offering charm with period features including off-road parking for three cars.**

### THE PROPERTY

Dating back to the 1700s this character home with open storm porch and original features has been sympathetically extended to offer intimate and welcoming spaces perfectly located central to the heart of the community. In the living room there is a feature atmospheric focal fireplace with wood burning stove whilst adjacent the dining room is stepped down where it merges through to the dual aspect kitchen. The kitchen has a Rangemaster with 6 gas burners and twin electric ovens, Belfast sink, wood cabinetry, butcher block worktops, hand-glazed tile splash backs, and French doors directly opening out onto the patio/garden. First floor, all three bedrooms each have their own unique character with built-in cupboards whilst the family bathroom has an exposed stone wall, a tiled splash back, oak flooring, and a white suite.

Plan shown in the brochure represents the opportunity to add space/value on the ground floor by extending the kitchen/dining room into the garden. Outside the garden is mostly laid to lawn with the raised patio and mature laurel hedge on the rear boundary offering good privacy. To the front there is parking for three cars and road leading the town and train station. Hidden from view via the steps to end of the garden there is an additional strip of land that takes you to a secure gate which accesses the recreational open space (Haslemere Town Meadow) and to local shops.





## THE GROUNDS

Outside, the property benefits from a rear garden that measures 60ft deep and 80ft wide mostly laid to lawn and with areas of mature planting, wildflowers so creating a varied/diverse outdoor space. The 8ft x 14ft workshop offers useful external storage and to the bottom of the garden a secure gate connects to Haslemere Town Meadow.

## 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.

Haslemere High Street 0.1 miles  
Haslemere main line station 0.3 miles  
A3 access at Hindhead 3.8 miles  
A3 access at Milford 8 miles  
Guildford 15 miles

All distances approximate



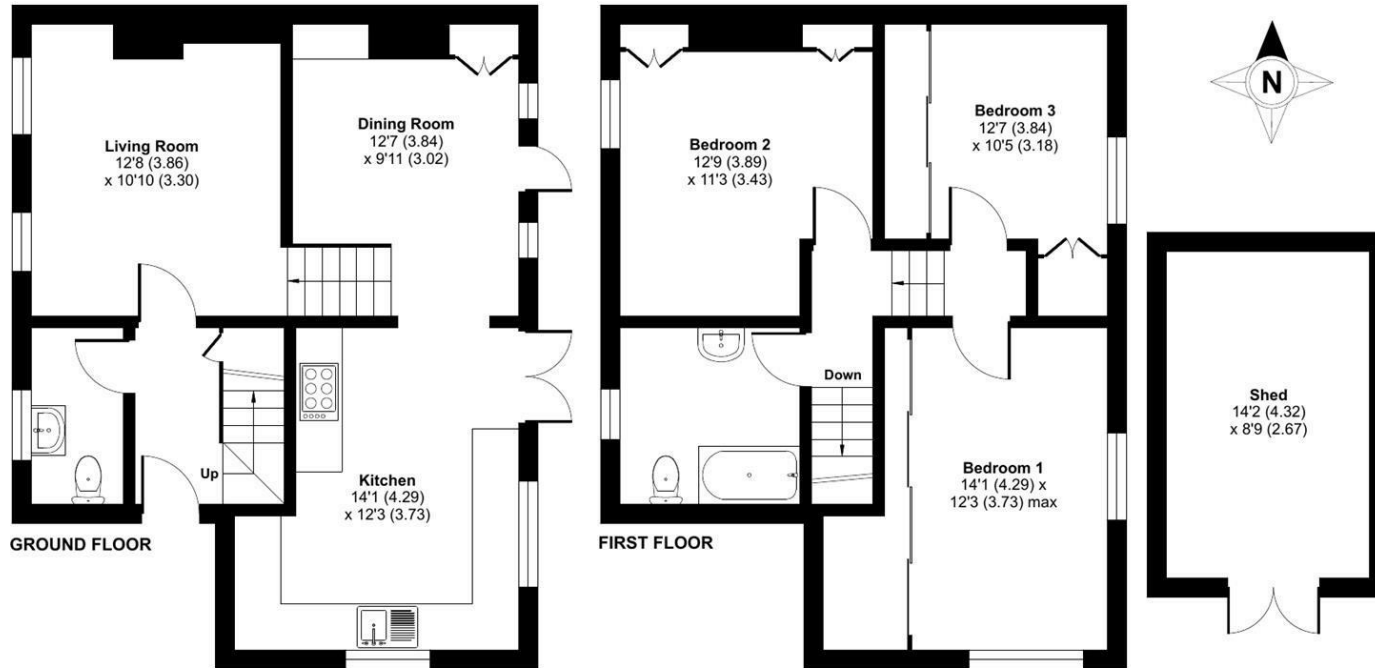
## Lower Street, Haslemere, GU27

Approximate Area = 1038 sq ft / 96.4 sq m

Shed = 125 sq ft / 11.6 sq m

Total = 1163 sq ft / 108 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Clarke Gammon. REF: 1267086

### LOCAL AUTHORITY

Waverley

### COUNCIL TAX


Band E

### SERVICES

Mains water, electricity, mains drainage  
gas central heating

29th April 2025

### 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>62</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

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: [haslemere.sales@clarkegammon.co.uk](mailto:haslemere.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

### 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

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

