



**Lion Lane, Haslemere, GU27 1JL**  
**Price Guide £535,000 Freehold**

CLARKE  GAMMON  
1919

119 LION LANE, HASLEMERE

Price Guide £535,000

A sympathetically modernised Victorian Semi.

2 Double Bedrooms.

Off Road Parking for 2 cars.

Close to Polecat Valley for Walkers.

Walking distance to Shottermill Schools & Station.

Tastefully updated throughout.

Updated Kitchen and Bathroom.

Loft Conversion potential.

Upvc Sash Windows throughout.

No Chain.



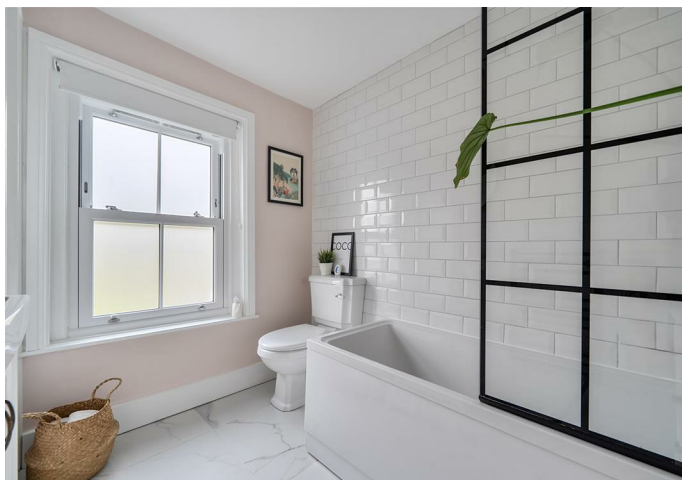
**A smartly refurbished, character, 2 double Bedroom Semi-Detached House having undergone extensive renovation by current owners. The House has real extension potential be it in the Roof space or behind the property subject to planning permission .**

### THE PROPERTY

A smartly refurbished, character, 2 double Bedroom Semi-Detached House having undergone extensive renovation by current owners. The House has real extension potential be it in the Roof space or behind the property.

Now fully rewired and with new UPVC sash windows installed, the modern fitted Kitchen is both stylish yet sympathetic for the properties' age. From the Hallway there is a traditional tiled floor providing access to both the Living Room and into the Kitchen.

With the advantage of a bay window in the Living Room, there is good availability of natural light whilst upstairs both Bedrooms have storage and from the Landing, access to a useful loft, perfect for additional storage



### THE GROUNDS

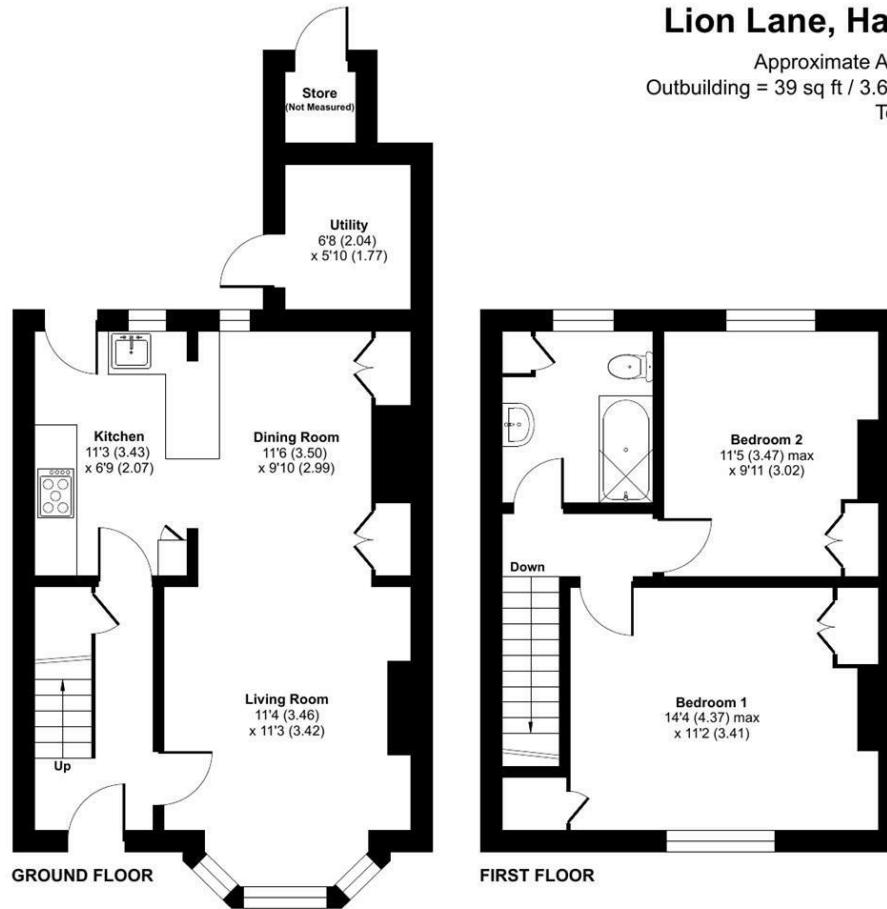
Outside, the Garden is mostly laid to lawn and extends in excess of 70ft with plant and shrub borders, a shed and a gate leading to side access path. To the front, there is hard standing parking on the private drive for two cars to park in parallel, a very useful bonus!

### SITUATION

In nearby Weyhill are Lion Green with its play area, Tesco and M & S Food, 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 including Shottermill Infant and Junior schools which are just a few minutes walk from the property. 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.

Shottermill Infant & Junior Schools 0.2 miles  
Shops and amenities in Weyhill 0.3 miles  
Main line Station 0.9 miles (on foot)  
High Street 1.3 miles  
Hindhead 2.6 miles  
Guildford 16 miles

All distances are approximate



## Lion Lane, Haslemere, GU27

Approximate Area = 813 sq ft / 75.5 sq m  
 Outbuilding = 39 sq ft / 3.6 sq m(exclude outbuilding)  
 Total = 852 sq ft / 79.1 sq m  
 For identification only - Not to scale

### LOCAL AUTHORITY

Waverley Borough Council

### COUNCIL TAX

Band D

### SERVICES

Mains water, electricity, mains drainage  
 gas central heating

16th April 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</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°cheom 2026. Produced for Clarke Gammon. REF: 1409041

### CG HASLEMERE OFFICE

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### DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street. Continue on passing the railway station and through Weyhill shopping area. At the traffic lights at Lion Green turn right into Lion Lane and the property will be found on the left hand 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  
T: 01428 664 800

LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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