



**April Cottage, 42 Scotland Lane, Haslemere,
Price Guide £460,000 Freehold**



APRIL COTTAGE 42 SCOTLAND LANE HASLEMERE GU27 3AL

Character Edwardian cottage Attractive location close to Haslemere town centre

Off street driveway parking Three well balanced bedrooms

Sitting room with open fireplace Well fitted kitchen & ground floor cloakroom

1st floor shower room & 2nd floor bonus loft room Dining conservatory or study

Gas central heating and double glazing Pretty, landscaped rear garden.



A delightful character three bedroom mid terrace Edwardian cottage, in this popular leafy lane, within one mile of both Haslemere High street and Station

THE PROPERTY

This charming and well presented period cottage comes to the market with the benefit of no onward chain and makes the best use of it's overall space with a well thought and interesting layout. Externally the cottage also has the benefit of off street driveway parking and a pretty landscaped garden to the rear. On the ground floor, there is a handy entrance porch, which leads into the front aspect living room which has the original open fireplace. Beyond is the well fitted kitchen, with a rear aspect and view onto the garden, discreet utilities cupboard and door into the modern conservatory, currently used as an office/study. On the 1st floor are the three well balanced bedrooms, complemented by the shower room and useful loft room above on the 2nd floor, used for hobby and gaming.



THE GROUNDS

The rear garden has been carefully landscaped with retaining railway sleepers creating attractive terraces with flower and shrub borders. Steps climb the garden which culminates in an elevated sun deck, a lovely place to sit and dine, enjoying the views and also leading the timber garden room.

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 provides 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 and Town Centre 0.6 miles on foot

Main line station 0.9 miles on foot

A3 access at Hindhead 4 miles

Godalming 12 miles

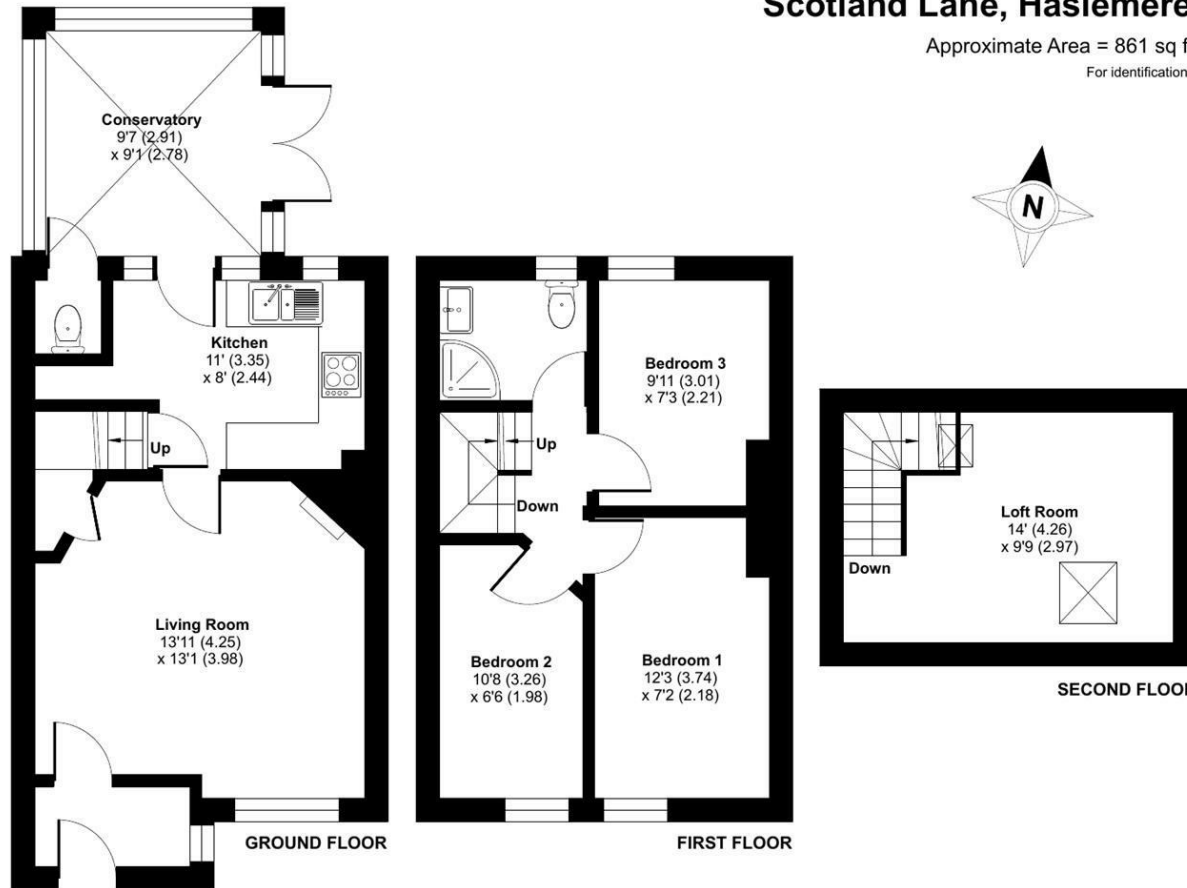
Guildford 15 miles

All distances approximate

Scotland Lane, Haslemere, GU27

Approximate Area = 861 sq ft / 79.9 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). © nchecom 2026. Produced for Clarke Gammon. REF: 1424429

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band

SERVICES

Mains water, electricity, mains drainage
gas central heating

28th May 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall and second left into Shepherds Hill (A286 Midhurst). After approximately 0.5 of a mile turn left into Scotland Lane and the property will be found on the left.

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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T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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