



**Haste Hill, Haslemere, Surrey**  
**Asking Price £450,000 Freehold**

CLARKE  GAMMON  
1919

**BOXWOOD COTTAGE 2 HASTE HILL  
HASLEMERE SURREY GU27 2HA**

**Asking Price £450,000**

Character 3 bedroom  
cottage.

Unique and quirky.  
cottage.

Close to High Street.

Mature gardens.

Walking distance of railway  
station.

Quietly located.

Parking space.

Gas central heating.

Lovely views.

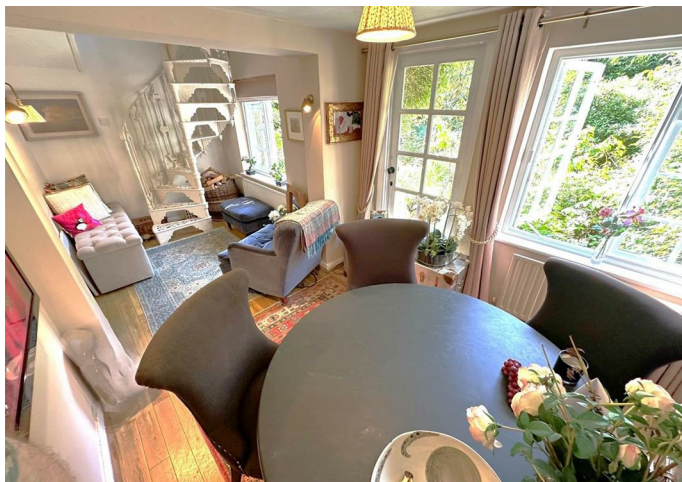
Close to Blackdown.



**A very unique, delightful and  
cosy cottage that's located within  
walking distance of Haslemere  
High Street with its varied  
selection of shops and eateries.**

**THE PROPERTY**

This charming property is full of character, enjoys a slightly elevated position and is surrounded by mature gardens to its front and back. The ground floor hallway leads to a 17' reception room, separated into distinct living and dining spaces with a log burner providing homely and additional warmth in the winter months. A spiral staircase from the living area leads to the larger of the 3 bedrooms. The Kitchen is well equipped and fitted with a country style to compliment the age of the house. The bathroom has been updated in the past and has natural light and ventilation and is a good size too. Stairs from the hall provide access to the 2 bedrooms upstairs ; one having fitted wardrobes with lovely views over the trees outside.



## THE GROUNDS

The gardens are a real feature being very well stocked with lots of colour ; the front has wide steps with side access to a courtyard space behind the house with further steps to a raised terrace and from this lightly elevated position, calming views over the abundance of greenery and trees. There is a parking space at the bottom of the stepped access and there's more casual parking a few yards away from the house.

## SITUATION

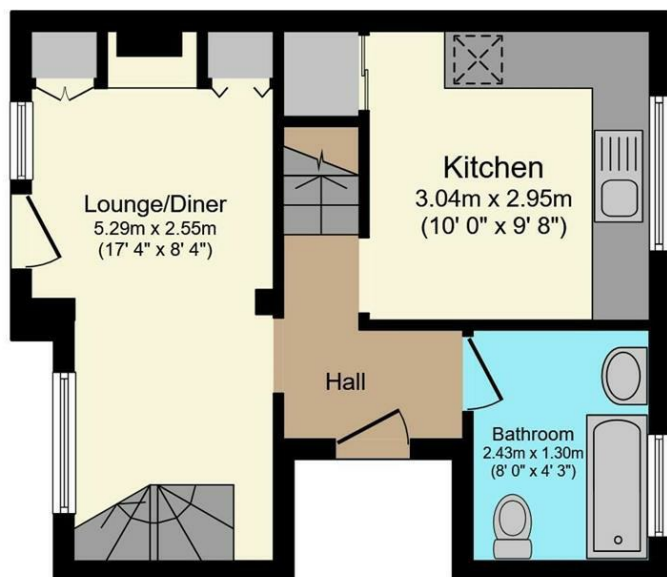
Haslemere offers a comprehensive range of shops including Waitrose, Tesco, M & S Food, Boots, Lloyds Pharmacy, Space NK along with boutiques, restaurants, public houses and coffee bars including Costa. There are two hotels; The Georgian in the High Street and Lythe Hill, both of which have spas. There are two sports centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground. The area is renowned for its excellent schools, both state and private. The main line station provides a fast and frequent service into London Waterloo in under one hour and the A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.

Haslemere Station 1.1 miles.

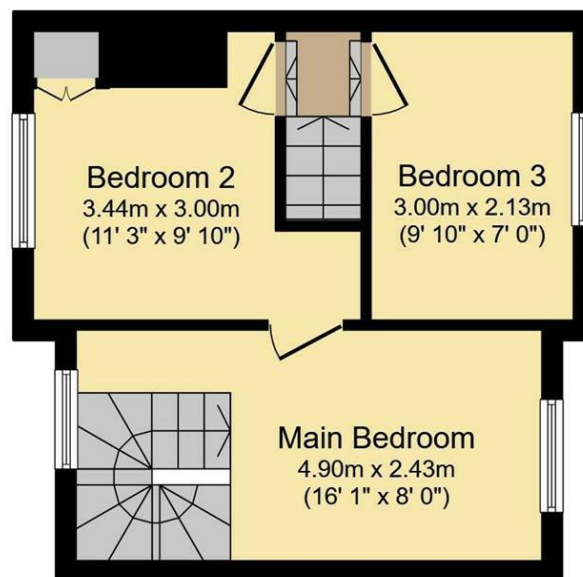
A3 Access 5 miles.

Guildford 17 miles.

London Waterloo 55 minutes by fast train.



**Ground Floor**



**First Floor**

Total floor area 62.1 sq.m. (668 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

#### LOCAL AUTHORITY

Waverley

#### COUNCIL TAX

Band D

#### SERVICES

Mains water, electricity, mains drainage  
gas central heating

10th July 2026

#### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>87</b> |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            | <b>65</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

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E: haslemere.sales@clarkegammon.co.uk

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#### DIRECTIONS

From our office in Haslemere High Street proceed south turning left by the Town Hall into Petworth Road. Turn right into Haste Hill after approximately 0.2 miles and Boxwood Cottage will be found after a short distance 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

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

