



8 Roedeer Copse, Haslemere, Surrey, GU27 1RF.
Price Guide £795,000 Freehold

**8 ROEDEER COPSE
HASLEMERE SURREY GU27 1RF**

Price Guide £795,000

Spacious detached family house

Sitting room with open fireplace & study

Kitchen/breakfast room, utility & 2nd cloakroom

3 further bedrooms

Parking & double garage

Large reception hall & cloakroom

Dining room with oriel window and views over the rear garden

Principal bedroom & ensuite

Family bathroom

Front & rear gardens



A spacious detached family house offering flexible accommodation in need of certain modernisation, occupying an established position with easy access to all local facilities, schools and mainline station.

THE PROPERTY

The house offers a spacious reception hall with a cloakroom off. There is a large double aspect sitting room with operational open fireplace, patio doors with access to the rear garden and an access door to the dining room which has an oriel window and also has views over the garden. There is a small study at the front of the property. The kitchen breakfast room is a good size beyond which is a utility area including an additional cloakroom with small cooking area and access to the rear garden.

The bedroom accommodation is a good size. There's a principal double bedroom with ensuite shower room, three further bedrooms all of which have built in wardrobes, and there is a family bathroom.



Outside

There is off road parking which leads to the attached double Garage.

The front garden is open planned and laid to lawn with mature beds and a featured tree.

The rear garden has a patio adjoining the house beyond which is a small area of level lawn. The remainder of the garden is a sloping bank with mature shrubs plants and trees, which requires landscaping.

SITUATION

Roedeer Copse is closely located to Weyhill with a selection of the shops and amenities which include Tesco and M&S Food. Haslemere Leisure Centre, the main line station (London Waterloo in under one hour) and High Street are all within walking distance. The town centre offers a comprehensive range of shops and boutiques including Waitrose, T G Jones (W H Smith) and Boots, restaurants, public houses and coffee bars including Costa. The Coppa Club and Lythe Hill hotels both have spas and further leisure and sports facilities can be found at The Edge, Woolmer Hill and Haslemere Recreation Ground. There are numerous golf courses of high quality including Hindhead, Hankley, Blackmoor, Liphook and Old Thorns Golf and Country Club nearby. The area is renowned for its excellent schools, both state and private and the town is surrounded by beautiful countryside including the National Trust owned Hindhead Common and Devils Punchbowl. The A3 can be accessed at Hindhead giving connections to the M25, Heathrow and Gatwick airports and the south coast.

Centre Wey Hill - 0.4 Miles

Haslemere Station - 0.9 miles

Haslemere High Street - 1.3 miles

Guildford -16.4 miles

Godalming - 11.1 miles

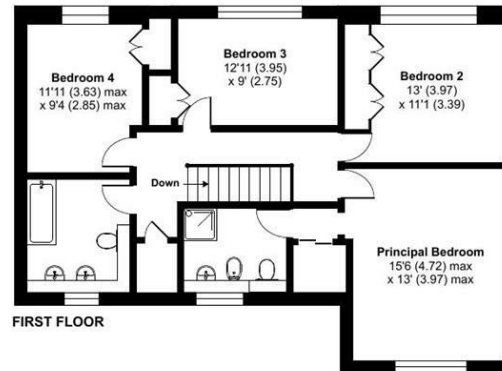
A3 Access -1.3 miles

London - 46.7miles

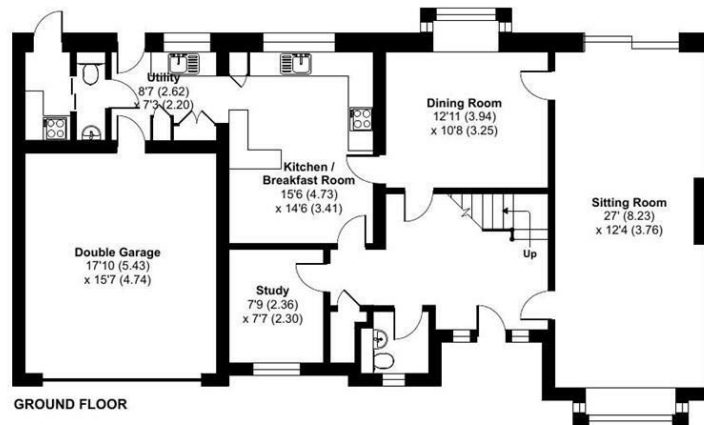
All distances are approximate

Roedeer Copse, Haslemere, Surrey, GU27

Approximate Area = 2027 sq ft / 188.3 sq m
Garage = 276 sq ft / 25.6 sq m
Total = 2303 sq ft / 213.9 sq m
For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chem 2026. Produced for Clarke Gammon. REF: 1520740

LOCAL AUTHORITY
Waverley B.C.

COUNCIL TAX
Band G

SERVICES

Mains water, electricity, mains drainage
gas central heating

14th September 2026 PM/dr

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall onto Lower Street. Continue on passing the railway station, through Weyhill shopping area, over the traffic lights by Tesco and onto Hindhead Road. At the sweeping right hand bend turn left into Deepdene. Roedeer Copse is the first turning on the right, and 8 is the first on the right. What3word: class.noble.juggled

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
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MAYFAIR OFFICE
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AUCTION ROOMS
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