

warren
powell-richards

42 Scotland Lane Guide £425,000

Haslemere | Surrey GU27 3AL



42 Scotland Lane, Haslemere, Surrey, GU27
3AL

Guide Price £425,000 Freehold

- Haslemere town centre 0.63 miles
- Haslemere mainline train station 0.9 Miles
- Guildford 13.9 miles
- A3 2.9 miles
- M25 25.7 miles

A charming 3 bedroom
cottage with parking, within
a walk of Haslemere town
centre and station.

- Three bedrooms
- Sitting room
- Kitchen
- Dining conservatory
- Ground floor cloakroom
- Shower room
- Gas central heating and double glazing
- Beautiful garden
- Parking for two cars
- Loft room/office

DESCRIPTION

Set in an attractive lane, this character three bedroom terraced cottage is presented in a beautiful condition throughout and has a rural feel with views across woodland. The accommodation comprises of three bedrooms, spacious loft room, a family shower room, sitting room with fireplace, dining conservatory a beautifully appointed kitchen and ground floor cloakroom. The rear garden is terraced with treetop views. To the front of the property there is parking for



The rear garden is terraced with treetop views. To the front of the property there is parking for 2 cars.

LOCATION

Haslemere town provides a comprehensive range of amenities including shopping facilities, schools for all ages (both in the private and state sectors), and a mainline station providing a frequent service to London Waterloo in under an hour. In addition, the countryside surrounding Haslemere is well known for its outstanding natural beauty, providing opportunities for walking and riding including Blackdown and the Devil's Punch Bowl. The coast is approximately 20 miles to the south

DIRECTIONS

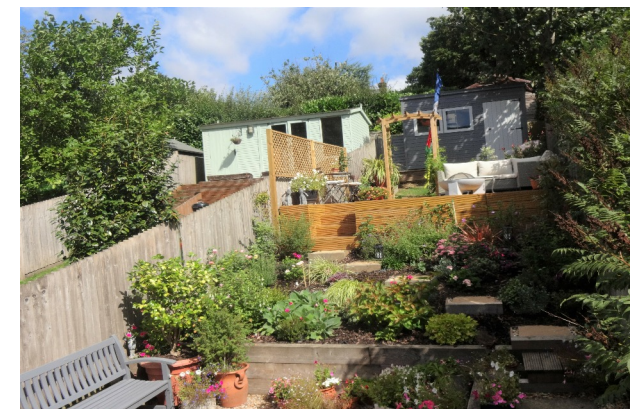
From Haslemere High Street proceed west onto Lower Street, turning second left into Shepherds Hill (Midhurst Road). Take the second left into Scotland Lane and the property will be seen on the left after approximately 300 yards.

COUNCIL TAX

Waverley Borough Council Council Tax Band D

SERVICES

Gas heating and mains services

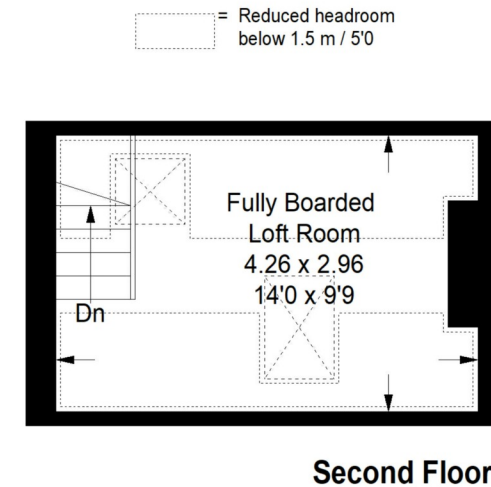
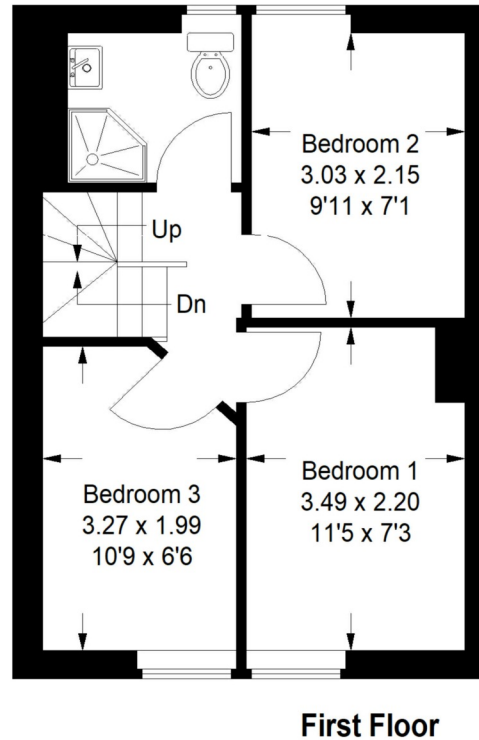
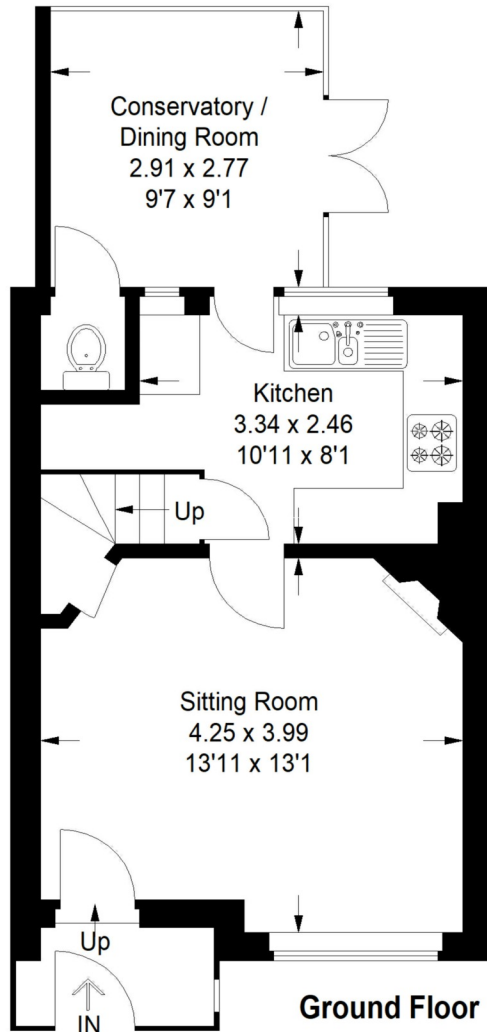


Scotland Lane

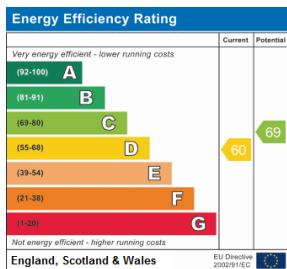
Approximate Gross Internal Area
 Ground Floor = 38.9 sq m / 419 sq ft
 First Floor = 27.6 sq m / 297 sq ft
 Second Floor = 12.5 sq m / 134 sq ft
 Total = 79 sq m / 850 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



= Reduced headroom below 1.5 m / 5'0



Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere •

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright. W1110