

Foxglove Cottage, Copse Road | £357,000

Haslemere | Surrey | GU27 3QQ

wpr.



Foxglove Cottage, Copse Road Haslemere, Surrey, GU27 3QQJ

£357,000 Freehold

- Haslemere mainline train station 2.0 miles
- Wey Hill shops 0.8 miles
- Guildford 15.9 miles
- A3 2.4 miles
- M25 23.6 miles

A beautifully presented two bedroom Cottage backing onto communally owned woodland.

- Beautifully presented
- Two bedrooms
- Ensuite & refitted shower room
- Sitting/dining room with doors onto garden
- Fitted kitchen
- Gas heating via new boiler & double glazing
- Landscaped rear garden backing onto wooded valley
- Off street parking
- NO ONWARD CHAIN

DESCRIPTION: An immaculately presented house set in a residential road on the outskirts of Haslemere. To the rear is an outlook over a tree lined valley which is partly owned by the Mews. The property has been thoughtfully maintained and carefully improved including a new boiler, redecorating and refitting the 2nd bathroom. The accommodation comprises a living room with doors opening into the garden, fitted kitchen and cloakroom on the ground floor with 2 bedrooms and 2 bathrooms (one ensuite) on the first floor. The garden has been hard landscaped for ease and convenience with a gate that provides access to the side. Allocated parking will be found immediately to the front of the house.



LOCATION: Quietly situated on the edge of Haslemere with easy access to a local shop, pub, primary school and open countryside. Haslemere provides a comprehensive range of amenities including shops, schools and mainline station with a frequent service to London Waterloo within 1 hour. The surrounding countryside is well known for its outstanding natural beauty, with opportunities for walking and riding including Blackdown and the Devil's Punch Bowl. The coast is about 25 miles to the south, whilst there are a number of local golf courses, polo at Cowdray Park and (horse and motor) racing at Goodwood.

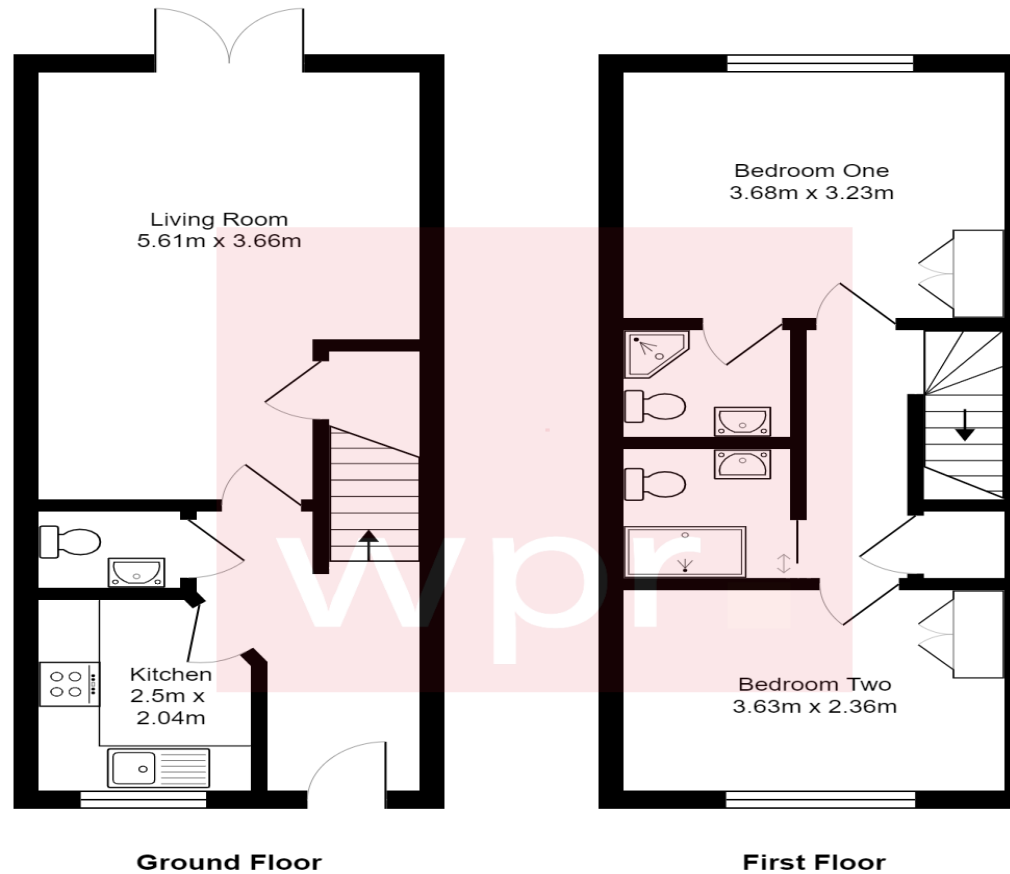
DIRECTIONS: From Haslemere High Street continue into Lower Street following the road past the station and the shops in Wey Hill. Turn left into Liphook Road (just after the petrol station) and continue to the roundabout. Take the second exit into Linchmere Road then the third right into Heath Road. At the end of the road turn right and Foxglove Cottage will be found on the left towards the end of the road

SERVICE CHARGE £250pa for communal areas including the maintenance of the woodland.

COUNCIL TAX: Chichester Borough Council Band C

SERVICES: Mains services and gas central heating





Copse Road, Haslemere

All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 90 |
| (81-91) | B | | |
| (69-80) | C | 74 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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