

warren
powell-richards

105 Lion Lane | £375,000

Haslemere | Surrey | GU27 1JL



105 Lion Lane

Haslemere, Surrey, GU27 1JL

£375,000 Freehold

- Haslemere town centre/ Wey Hill 1.4 /0.5miles
- Haslemere mainline train station 0.5 miles
- Guildford 16 miles
- A3 2.4 miles
- M25 24 miles

A charming period cottage with parking and sunny garden in a popular location.

- Semi detached cottage
- Requiring updating and with extension potential
- Sitting room with log burner & separate dining room
- Kitchen and Utility area
- 3 bedrooms
- Ground floor bathroom
- Adjoining Office/hobbies room
- Off-street parking
- Walk of station - fast train to London in under an hour
- Walk to local shops and schools

DESCRIPTION

A delightful period cottage situated in a perfect location within Haslemere ideally positioned for good schools, shops and the main line station. The cottage provides good accommodation but would now benefit from updating. The property also offers the opportunity to be adapted within its current layout or extended should more space be required. The accommodation currently comprises a dining room with bay window with an outlook to the front, sitting room with log burner opening to a Kitchen which opens into a utility area and in turn provides access to the bathroom. On the first floor there are 3 bedrooms. Adjoining the house there is a room with heating which would make an ideal office or hobbies room or could be incorporated into the home. To the



Outside, the front of the house has been turned into a hard standing area for a vehicle. The rear garden is primarily laid to lawn with graveled patio area and a timber garden shed to the rear. The garden is enclosed by timber panelled fencing and mature shrubs and trees.

LOCATION

Set within walking distance of an excellent range of local amenities such as Tesco, M&S Foodhall, Shottermill Infant and Junior schools, Hasleway centre and Haslemere Leisure Centre. Haslemere station provides a frequent service to London Waterloo which is also in waking distance and the A3 trunk road can be accessed at Hindhead. The extensive heath land surrounding the town is mainly owned by the National Trust. There are numerous sporting and recreational facilities in and surrounding Haslemere including a number of golf courses , polo at Cowdray and racing at Goodwood. The south coast is c. 25 miles distant.

DIRECTIONS

From Haslemere High Street take Lower Street and follow the road past the station into Wey Hill. After the shops turn right at the traffic light into Lion Lane, continuing for approximately ½ a mile where upon 105 will be found on the left.

COUNCIL TAX

Waverley borough Council Tax Band D

SERVICES-

All mains services

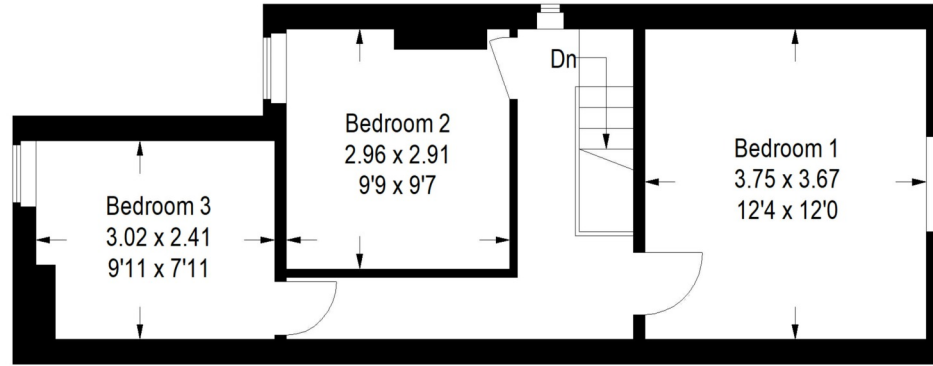


Lion Lane, Haslemere

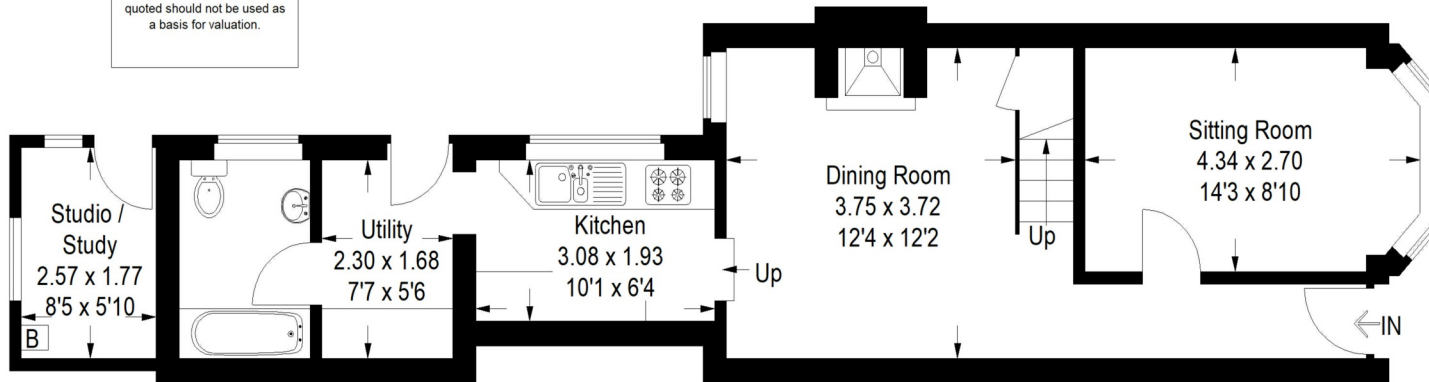


Approximate Gross Internal Area
 Ground Floor = 48.1 sq m / 518 sq ft
 First Floor = 38.9 sq m / 419 sq ft
 Studio / Study = 4.5 sq m / 48 sq ft
 Total = 91.5 sq m / 985 sq ft

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.



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		64	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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