



INTRODUCING
WHITE COTTAGE

COPSE ROAD, HASLEMERE, GU27 3QH

BEDROOM
3 BEDS

AREA
936 SQFT

BATHROOM
1 BATHS



WELCOME HOME

WHITE COTTAGE

Welcome to this beautifully arranged three-bedroom 1920s cottage, thoughtfully designed to create a natural flow between rooms and a wonderful sense of balance throughout. Offering two reception rooms, a separate kitchen overlooking the west-facing garden, and practical additions including a utility room and cloakroom, this is a home that supports modern living while retaining a warm and inviting atmosphere.

What our clients say...

We love the house and the location. The area is perfect for walks and we're lucky to have such lovely neighbours. The house is easy to live in, cosy in the winter and beautifully bright in the summer. We also enjoy having a great local gym nearby, and the amenities of Haslemere are just a short distance away.

Positioned within easy reach of the A3, the property offers excellent connectivity to the south coast as well as nearby cities including Guildford, Winchester and London.



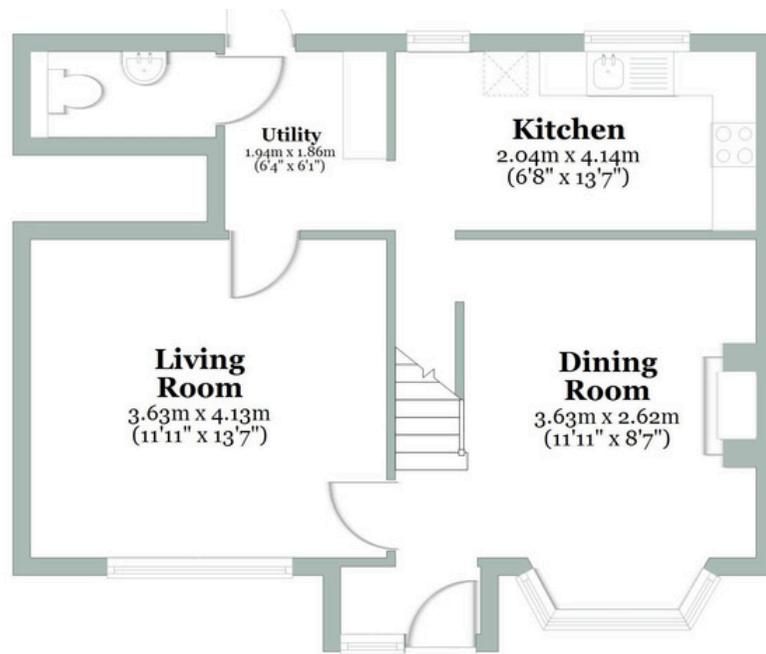
KEY FEATURES

- Three bedroom character cottage
- Dining room with bay window and log burning stove
- Kitchen overlooking the garden, utility room and W.C
- Cosy living room
- Family bathroom with heated towel rail and window
- West facing rear garden
- Driveway parking for two vehicles

DOWNSTAIRS

Step into a small porch, offering useful coat and boot storage before the home opens into the dining room, a real feature with its beautiful bay window and log-burning stove creating a warm focal point and an ideal setting for family meals or evenings entertaining friends. The separate generous living room provides a comfortable and welcoming space for relaxing at the end of the day.

To the rear, the kitchen offers ample cupboards and worktop space, with access to a useful utility room and ground floor cloakroom. The layout flows naturally from one room to the next, giving each space clear definition while maintaining a balanced and effortless connection throughout.

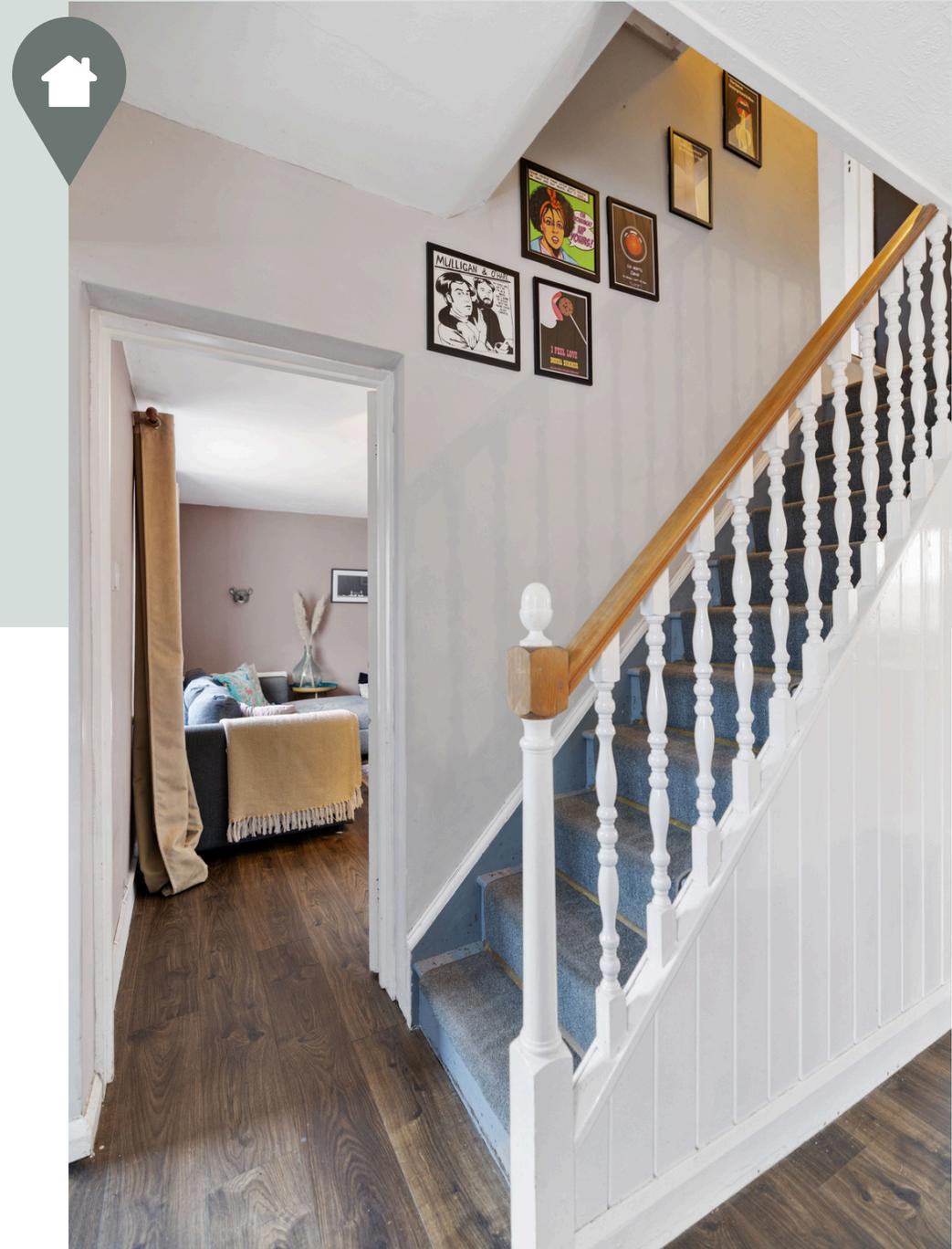
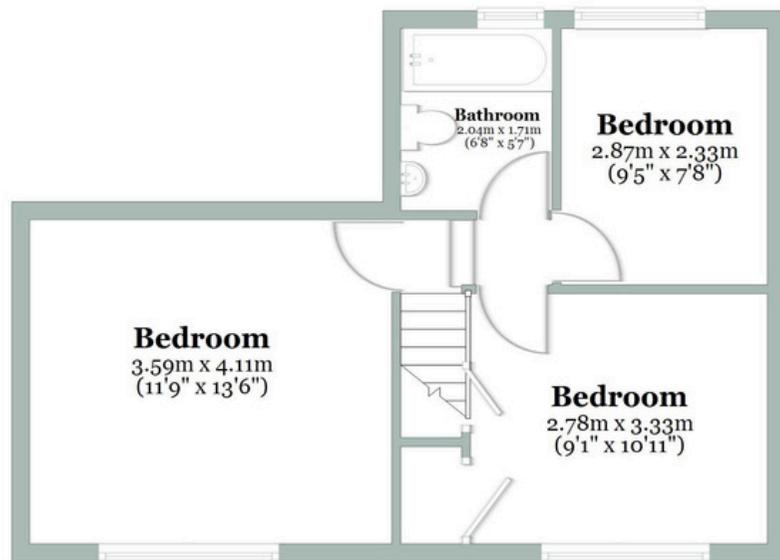


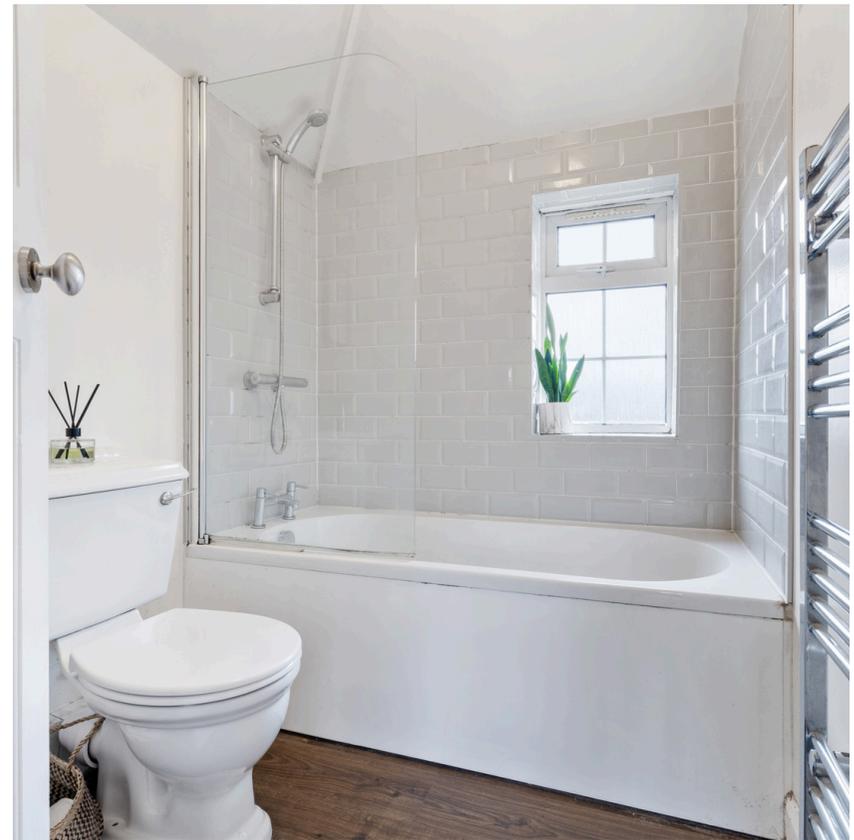


UPSTAIRS

Upstairs, the property offers three well-balanced bedrooms, including a well-proportioned principal bedroom with ample space to add built-in wardrobes if you so desire. The second bedroom is also a comfortable double and benefits from an integrated storage cupboard. The third bedroom is perfectly suited as a child's room, nursery or home office, offering flexibility to adapt as needs change.

A family bathroom with a full-size bathtub and overhead shower serves the first floor, completing the accommodation and providing a practical yet comfortable space.





OUTSIDE

Externally, the property enjoys a west-facing rear garden, thoughtfully arranged with a patio area and lawn, ideal for making the most of afternoon and evening sunshine. Whether entertaining, dining outdoors or simply unwinding at the end of the day, it is a space that feels both usable and inviting. The garden offers a good degree of privacy, bordered by fencing and mature hedging to the rear.

Access to the garden is available via the utility room or through a right of way around the neighbouring property, providing added practicality.

To the front, driveway parking for two vehicles ensures everyday convenience, complementing the charm and versatility this lovely home has to offer.





NEED TO KNOW

Freehold

EPC Rating D 65

Mains Gas, Electricity & Water

Council Tax Band D

Chichester District Council

N.B There is an area of flying freehold

Whilst every effort has been made to ensure accuracy, these particulars should not be relied upon and should be verified by your lawyer.

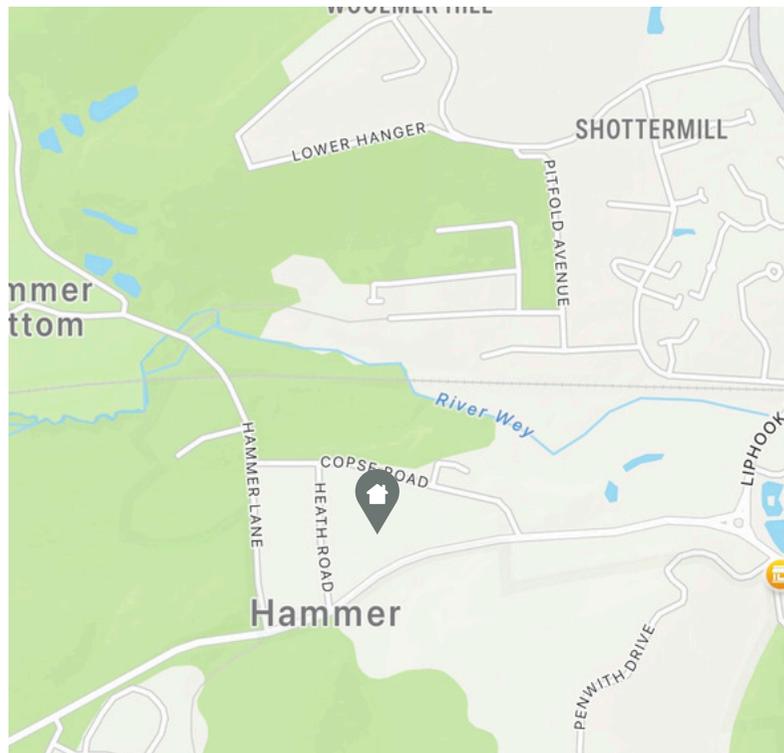


NEAR ME



Haslemere offers a plethora of opportunities for entertainment, whether you are a keen walker and want to enjoy the benefits of living on the edge of The South Downs National Park or prefer to parade around the mix of unique boutiques & shops found on the High Street, there is something for everyone.

Having great transport links (A3 & mainline station to Waterloo in approx 55 mins) you are ideally connected to larger towns and cities.



PUBS

THE MILL
LIPHOOK ROAD
SHOTTERMILL

THE WHITE HORSE
HIGH STREET
HASLEMERE

SHOPS

MARKS & SPENCER
LION LANE
HASLEMERE

WAITROSE
WEST STREET
HASLEMERE

RESTAURANTS

MOMA
HIGH STREET
HASLEMERE

COPPA CLUB
HIGH STREET
HASLEMERE

CAFE

HEIDI
HIGH STREET
HASLEMERE

LIONS DEN
WEY HILL
HASLEMERE

ENTERTAINMENT

HASLEMERE LEISURE
KINGS ROAD
HASLEMERE

HASLEMERE MUSEUM
HIGH STREET
HASLEMERE

OUR COMPANY

Just us – No longer are you required to deal with numerous colleagues from a number of offices. We are your personal Property Professional from your initial Market Appraisal to key hand-over on Completion Day.

Unrivalled marketing – Advertising on the four major property portals: Rightmove, Zoopla, OnTheMarket & PrimeLocation.

Limited clients – Our business model means we work for only a handful of clients at any one time.

ABBY & MICHAELA PROPERTY PROFESSIONALS

Heart & Home Property Professionals was founded with over 20 years' experience in the sales and property industry.

Both living locally, Michaela in Hampshire and Abby in Surrey, they know all of the advantages of the local area, and focus on offering a 'hand holding' style of estate agency covering Surrey, Sussex & Hampshire.





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