



INTRODUCING  
**ORCHARD COTTAGE**

PETWORTH ROAD, HASLEMERE GU27 3AU

**BEDROOM**  
4 BEDS

**AREA INC BARN & ANNEXE**  
1841 SQFT

**BATHROOM**  
2 BATHS





# WELCOME HOME

## ORCHARD COTTAGE

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Introducing this wonderful four-bedroom detached family home originating back to the 1930's, found in the heart of Haslemere and adorned with character features including half tile hanging and a stunning Inglenook Fireplace. The property offers versatile living space, beautifully kept gardens and spectacular views over neighbouring fields and National Trust Land.

Prior to our clients ownership, the property underwent an extensive rebuild in circa 2010 and has been lovingly cared for by the current owners for 10 years. In their time they have completed improvement works to the property including full ground works and the addition of the self contained annexe build in 2019 by Homelodge.

This property is truly unique and we highly recommend a viewing of this beautiful home to fully appreciate what it has to offer.



## KEY FEATURES

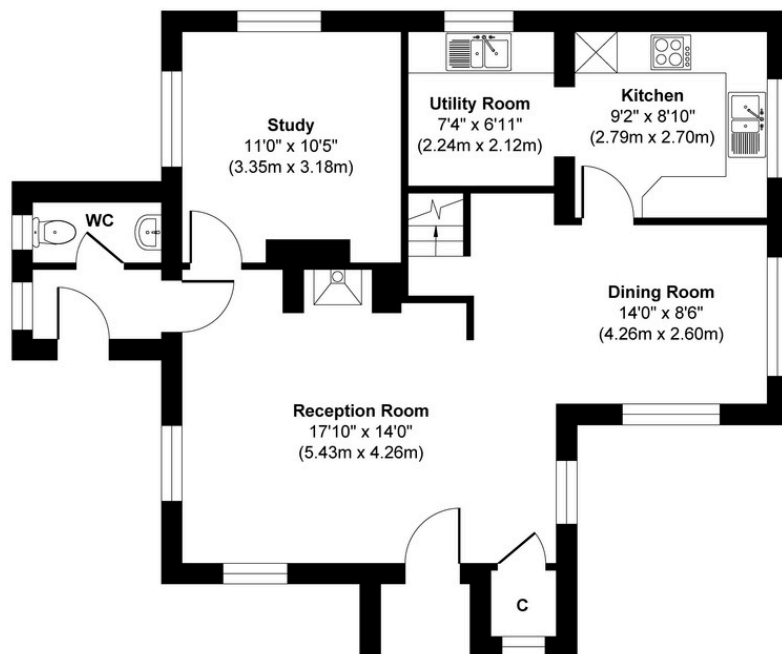
Beautifully presented, four-bedroom family home  
Cosy living room with Inglenook fireplace  
Stunning views over National Trust Land  
Master bedroom with en-suite shower room  
Beautifully kept front & rear gardens  
Self contained annexe with kitchen & en-suite bedroom  
Driveway parking for multiple cars



# DOWNSTAIRS

Entering through the beautiful front door you are welcomed by an entrance hall leading to a double aspect living room boasting an inglenook fireplace and log burning stove. Whilst there is an element of open plan living here, the kitchen and dining room have their distinct spaces and flow effortlessly from one room to the next. all enjoying far reaching views over neighbouring fields and National Trust land.

Bedroom four, currently utilised as a home office is found on the ground floor, ideally placed next to the WC.







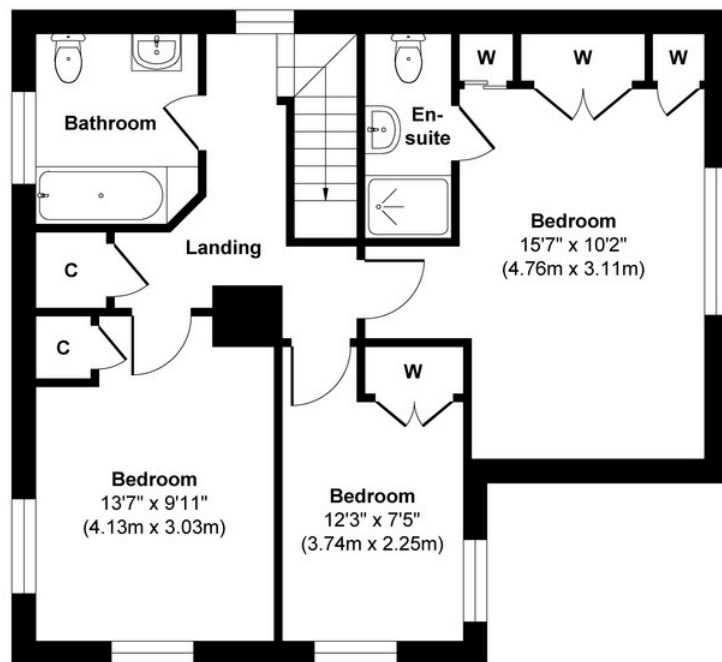


# UPSTAIRS

Head on up to the first floor landing, where you will find three double bedrooms all benefiting from built in storage cupboards, and the main family bathroom.

The master bedroom enjoys breathtaking views of rolling hills and acres of National Trust land, and boasts an en-suite shower room,

Bedroom two and three both have the advantage of being double aspect, allowing the light to flood in and for you again, to take in those idyllic countryside views that surround you.







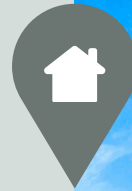


# OUTSIDE

From the front there is driveway parking for multiple cars that leads to the rear of the property where a small barn is also housed.

To the side there is ample space for growing vegetables and a generous storage space for sheds & greenhouses.

The self contained annexe is found at the front of the property and has its own front door, leading you into the open plan living/kitchen room. The bedroom, with en-suite shower room is found to the back, making this the ideal opportunity for young adults or multigenerational living.







## NEED TO KNOW

Freehold

EPC Rating C 72

Mains Gas & Electricity

Sewage Treatment Plant

Council Tax Band F

Waverley Borough Council

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

OLIVERS  
WEST STREET  
HASLEMERE

## ENTERTAINMENT

HASLEMERE HALL  
BRIDGE 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 estate agency covering Surrey, Sussex & Hampshire.







# HEART & HOME PROPERTY PROFESSIONALS

ABBY WHEELER & MICHAELA SANDERS

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