

Copse Road, Hammer, Haslemere, Surrey
Price Guide £550,000 Freehold

CLARKE C·G GAMMON 1919

HAWTHORN COTTAGE COPSE ROAD HAMMER, HASLEMERE SURREY GU27 3QQ

Price Guide £550,000

- Recently Fitted Modern Kitchen
- 2005 Build
- Gas Central Heating
- Fully Double Glazed
- Granite Kitchen Worktops
- Two Bathrooms (one ensuite)
- Allocated Parking For Two Cars
- Mains Pressurised System
- Integrated Appliances
- Cloakroom





A modern 2005 four-bedroom semi-detached home set back, overlooking tree canopies and benefitting from allocated parking for two cars.

THE PROPERTY

Set within surrounding countryside, the location is popular as there are reputed local schools and shops/services within a mile all offering the perfect balance of town/semi-rural living.

Current owners have improved the home by adding a new modern fitted kitchen which is fitted with Neff oven, over head extractor fan, integrated washer/dryer and dishwasher. In addition there are are eye/low level units, stylish durable granite tops and terracotta styled tiles. In addition, the owners have installed a new boiler and feature gas fire with stone surround in the living room.

With a warm neutral décor throughout the accommodation is set over three floors with the master bedroom located on the 2nd floor where there is also an ensuite shower room, fitted wardrobes and eaves storage. On the 1st floor the 2nd bedroom also benefits from floor to ceiling fitted wardrobes, providing great storage and a garden outlook.

The property is fully double glazed throughout and gas central heated with hot water supplied via a mains pressurised system.











THE GROUNDS

To the front there is private allocated parking for two cars surrounded by mature hedges offering good privacy.

To the side there is secure gated side access through to the rear garden where there is mostly lawn and a patio area.

To the rear of the garden there is a useful shed and secure fencing on all sides.

SITUATION

The popular village of Hammer lies on the south-western outskirts of Haslemere and just 2.5 miles from the centre of Liphook. Shottermill with its attractive National Trust owned ponds is just a short distance away, along with Arnolds Garage and convenience store and Camelsdale Infant and Junior school. In nearby Weyhill are Tesco and M & S Food along with local shops, cafes and restaurants. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, restaurants, public houses and coffee bars. There are two hotels; The Georgian in the High Street and Lythe Hill. The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast.

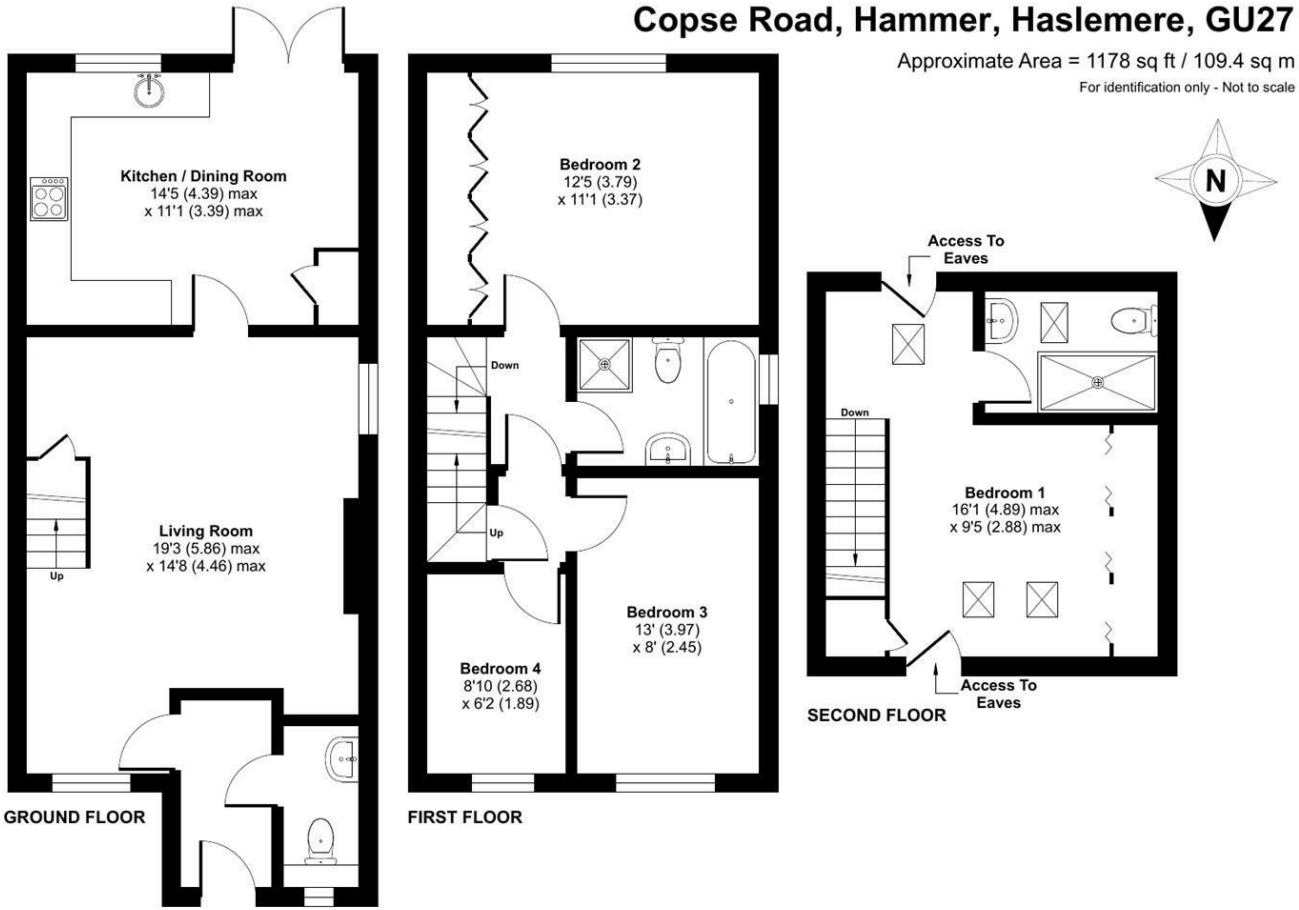
Camelsdale - 1 mile
Shops and amenities in Weyhill - 1.3 miles
Main line train station - 1.6 miles
A3 access point at Hindhead - 1 mile
Haslemere Town Centre - 2 miles
Godalming - 11 miles
Guildford - 18 miles

All distances approximate

Copse Road, Hammer, Haslemere, GU27

Approximate Area = 1178 sq ft / 109.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Clarke Gammon. REF: 1342257

LOCAL AUTHORITY

Chichester

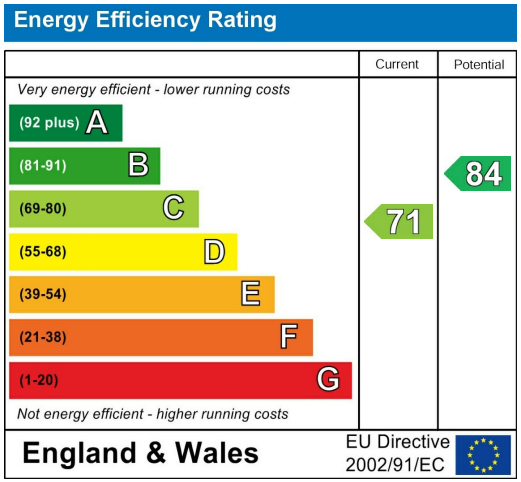
COUNCIL TAX

Band D

SERVICES

Mains water
Mains electric
Mains drainage
Gas central heating

28th October 2026



CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High St proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst). Continue for approx. 1 mile and just before the sweeping left hand bend, turn right into Bell Rd. At the junction turn right then almost immediately left onto Camelsdale Rd. Proceed until the roundabout taking the 1st exit onto Linchmere Rd. Continue over the hill and take the turn for Heath Rd and Copse Road is located to the end where turning right Hawthorn Cottage is short distance along on the right side.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.