



Idyllic cottage with glorious gardens of 0.5 acre

Maple Cottage, Farnham Lane, Haslemere, Surrey, GU27 1EU

Freehold



Well planned accommodation • Kitchen • Two reception rooms • Three bedrooms • Family bathroom • Downstairs cloakroom • Mature gardens of approximately 0.5 acre

Local information

Haslemere has an excellent range of amenities including independent boutique shops, a Waitrose and M&S Food Hall, a selection of restaurants, banks and local societies.

The mainline rail station is 0.6 mile away and provides a fast and frequent service to London Waterloo, with journey times from about 48 minutes. Road communications are excellent, with the A286 and the A3, via the Hindhead tunnel, providing access to London, Portsmouth and the airports.

There is a very good selection of schools in the area, including The Royal School, Highfield, St Edmund's, St Ives, Amesbury, King Edward's, Prior's Field and Charterhouse.

Recreational opportunities include golf at a number of local clubs, The Edge and The Herons sport centres, polo at Cowdray, racing and flying at Goodwood and sailing at Chichester Harbour. In addition, the surrounding countryside offers ample opportunities for walking, cycling and riding including Blackdown and The Devil's Punch Bowl.

About this property

Understood to date from 1920, Maple Cottage is positioned on the much sought after Farnham Lane, well placed for the amenities of the town and the mainline train station.

The gardens are spectacular and a wonderful feature of the

property. There are a number of specimen trees, well stocked borders and mature shrubs which provide colour throughout the seasons.

Internally there is a kitchen fitted with traditional cabinetry, two spacious and light reception rooms, one which has French doors opening directly onto the gardens and the other with a wonderful feature fireplace. An additional third bedroom and downstairs cloakroom complete the downstairs accommodation. On the first floor are two well proportioned double bedrooms along with the family bathroom.

Maple Cottage is accessed via a private drive, which leads to ample off-street parking.

The property is well presented throughout and the current owner has been in residence for a number of years. It is now being offered to the market with an opportunity to further enhance and update.

Maple Cottage is connected to all mains services with gas central heating and a newly fitted boiler.

Tenure

Freehold

Local Authority

Waverley Borough Council

Viewing

Strictly by appointment with Savills





Maple Cottage, Farnham Lane, Haslemere, Surrey, GU27 1EU

Gross internal area (approx) 1255 sq ft

Savills Guildford

01483 796 800

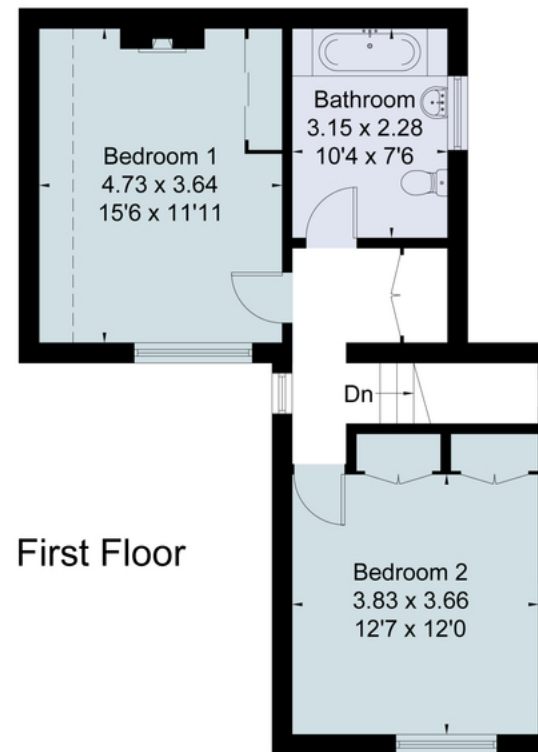
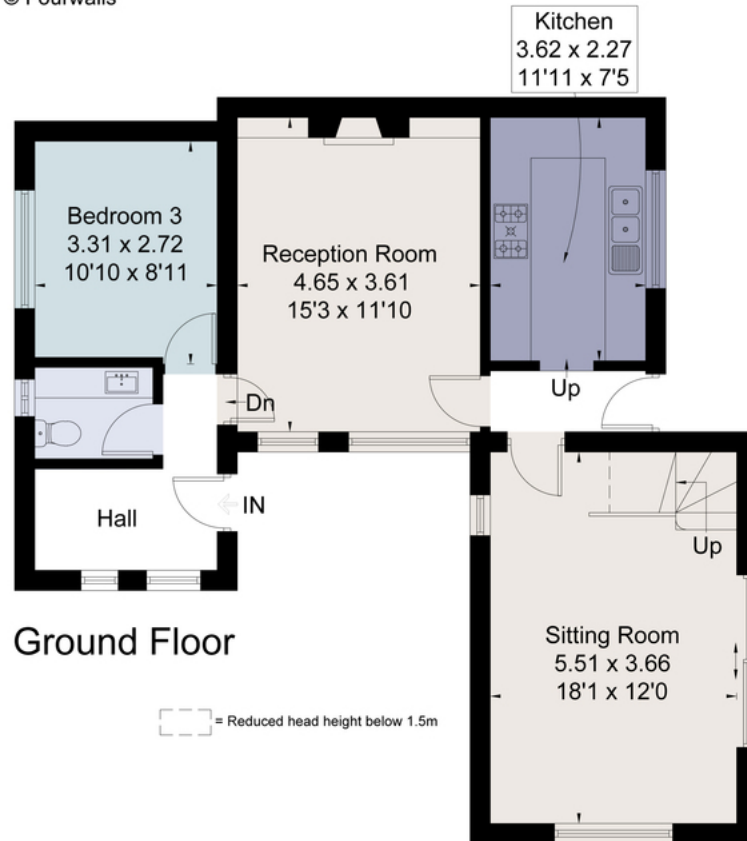
guildford@savills.com



savills

savills.co.uk

Approximate Area = 1255 sq ft / 116.6 sq m
Including Limited Use Area (34 sq ft / 3.2 sq m)
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 298341

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		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22025011 Job ID: 159257 User initials: AD

