



Birch Cottage Vicarage Lane, Haslemere - GU27 1LQ

Guide Price £535,000 - Freehold

 **Henry Adams**
estate agents



A superb detached cottage style detached bungalow, set in pretty gardens with the benefit of a double garage and no onward chain.

- Walking Distance Of The Mainline Station & Fantastic Local Amenities
- Ideal For Lion Green Recreation Park
- Well Presented Detached Bungalow
- Delightful Sitting Room
- Conservatory
- Principal Bedroom With En-Suite Shower Room
- Double Garage
- No Onward Chain
- Lovely Cottage Gardens
- Close To Highly Regarded Infant & Junior Schools

Birch Cottage is a lovely detached bungalow which is well presented throughout and set in pretty cottage gardens. It is tucked away towards the end of Vicarage Lane and yet in a highly convenient position for local shops and transport.

The accommodation which offers a bright and airy feeling comprises; entrance hall giving access to all rooms, delightful sitting room with outlook onto the garden, conservatory, well fitted kitchen, two bedrooms (the principal with an en-suite shower room) and a main bathroom.

Outside there is a garden studio and double garage with electric up and over door. The driveway provides ample parking and pretty cottage gardens mainly laid to lawn with bordering well stocked flower beds.

An early viewing is highly recommended for this rarely available detached bungalow close to amenities.

Services & Directions

SATNAV: GU27 1LQ // what3words: /// insurers.dares.trucks

Broadband and Mobile services: Visit checker.ofcom.org.uk

Mains: Gas, electric, water, and drainage (as advised by our vendor)

Council Tax Band: Waverley Borough Council Tax Band: D 2025/26 (£2456.04)

EPC: D

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Location

Conveniently located within easy reach of bustling Wey Hill and amenities including a M&S Food Hall, a very popular artisan coffee shop, independent butcher and Lion Green, a delightful open park area with a children's playground. The well regarded Shottermill Primary and Junior Schools are very close by too. Haslemere mainline station is approximately 0.7 miles away and offers a fast service to London Waterloo in around 49 minutes. Haslemere town centre is approximately 1.4 miles and offers a comprehensive range of independent shops, boutiques, restaurants and coffee houses. The A3 at nearby Hindhead provides good road links to London and the south coast. There are excellent schools for all ages and leisure facilities including the Haslemere Leisure Centre. The surrounding area has some stunning countryside, much of which is in the ownership of the National Trust.

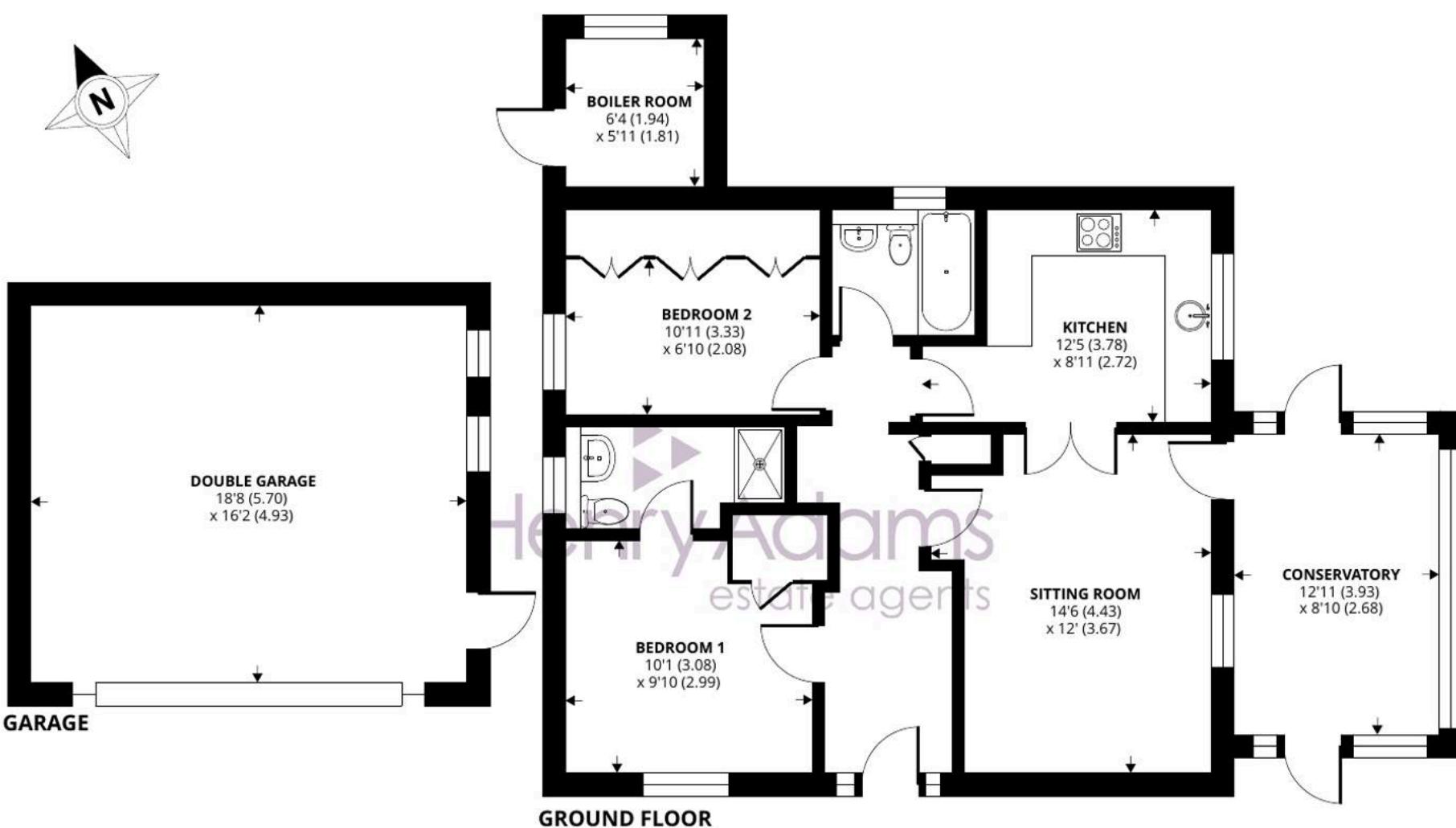












Vicarage Lane, Haslemere, GU27

Approximate Area = 795 sq ft / 73.8 sq m

Garage = 302 sq ft / 28 sq m

Outbuilding = 38 sq ft / 3.5 sq m

Total = 1135 sq ft / 105.3 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). ©nchecom 2026.
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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.