



Little Island, Oak Tree Lane, Haslemere - GU27 1PQ

Guide Price **£650,000** - Freehold



A fabulous single-storey home offering superb open-plan living, delightful gardens, and excellent outbuildings, all set within a peaceful and sought-after location.

- Updated & Extended Detached Bungalow
- Fantastic Open Plan Living Room/ Dining Room & Kitchen
- Principal Bedroom With En Suite Shower Room
- Two Further Double Bedrooms
- Bathroom
- South Facing Garden
- Popular Residential Area
- Bonus Loft Space
- Double Garage
- No Onward Chain

Little Island is a beautifully presented three-bedroom detached bungalow, enviably positioned on the western edge of Haslemere in a highly desirable residential setting, tucked away on a quiet no-through road.

This exceptionally light and airy family home has been thoughtfully extended and enhanced to create a superb open-plan living environment. The heart of the property is the impressive living, kitchen and dining space, featuring a central island and French doors that open directly onto the generous south-facing garden. This versatile area is ideal for both everyday family life and effortless entertaining.

The accommodation comprises three well-proportioned double bedrooms, including a spacious principal bedroom with a peaceful front aspect and the benefit of an ensuite shower room. A well-appointed family bathroom serves the remaining bedrooms, completing the comfortable and practical layout.

Outside, the gardens are a particular highlight of the home. To the front, mature shrubs and a rockery, bordered by a charming picket fence creates an attractive approach, with a pathway leading to the front door. The south-facing rear garden enjoys a patio terrace leading onto a level lawn, framed by mature flower and shrub borders. A pathway continues to a garden room and lean-to, currently in need of restoration or redevelopment, but offering the possibility of creating additional space.

At the far end of the garden is a substantial garage with adjoining car port, conveniently accessed via Border Road, providing excellent storage and parking solutions.

Services & Directions

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://www.checker.ofcom.org.uk)

Mains: Gas, electric, water and drainage

SATNAV: GU27 1PQ

/// What3words: tablet.loom.steeped

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

EPC RATING: D

Instagram: Follow us @haslemerepropertyclub

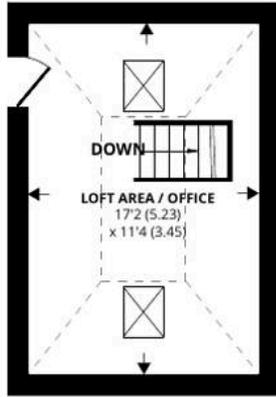
Location

The property is conveniently located for schools, shops, the station and A3. Haslemere is an attractive town with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and the mainline station offers a fast train service to London Waterloo in around 49 minutes. There are excellent local schools for all ages and leisure facilities including The Edge which is within easy reach and also The Haslemere Leisure Centre. The property is surrounded by delightful countryside with footpaths nearby leading up onto Bramshott Chase and beyond.



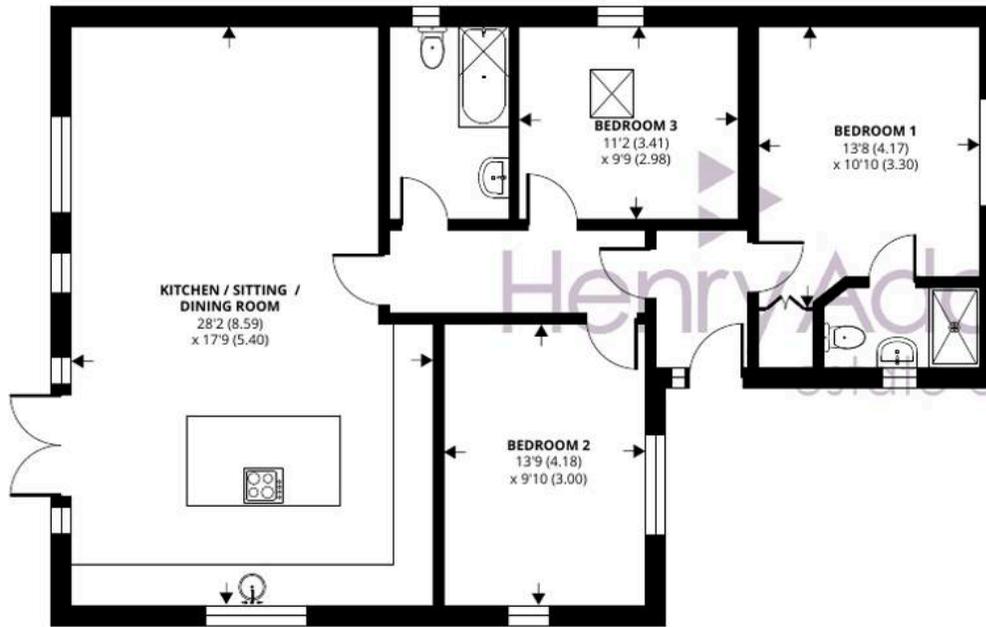




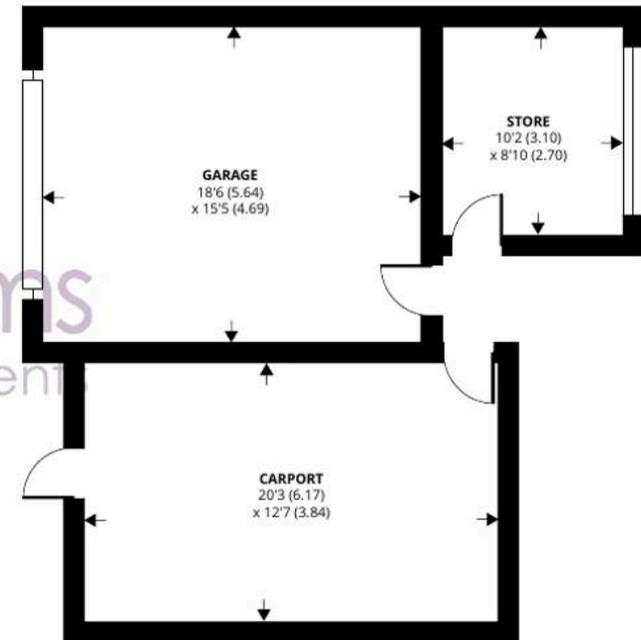


FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



GARAGE NOT IN ACTUAL LOCATION...

Little Island, Oak Tree Lane, Haslemere

Approximate Area = 1094 sq ft / 101.6 sq m (excludes carport)

Limited Use Area(s) = 161 sq ft / 14.9 sq m

Garage = 285 sq ft / 26.4 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 1630 sq ft / 151.2 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). © ntechcom 2026. Produced for Henry Adams. REF: 1409499



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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.