



19 Lower Road, Grayswood - GU27 2DR

Guide Price £485,000 - Freehold



A fabulous two bedroom semi-detached period cottage with pretty south facing cottage style garden.

- Period Semi-Detached Home
- Front Aspect Living Room
- Dining Room With Log Burner
- Principal Bedroom and Ensuite With Roll Top Bath
- Downstairs Bathroom
- uPVC Double Glazing
- Garden Studio
- Pretty South Facing Cottage Garden
- Large Garden Store
- Easy Access To The Sought After Grayswood Primary School

This delightful semi-detached Victorian cottage is set in the highly desirable village of Grayswood, just 1.6 miles from Haslemere railway station, providing excellent mainline connections to London and the south coast.

Beautifully presented and meticulously maintained, the property offers bright, spacious accommodation while retaining a wealth of period charm. The ground floor features two generous reception spaces, including an elegant bay-fronted sitting room with window seat and feature fireplace and a welcoming dining room complete with a wood-burning stove.

The well-equipped kitchen boasts integrated appliances and a range cooker, flowing through to a rear lobby with access to the ground floor bathroom and a door opening onto the delightful south-facing garden. Outside, a patio and arbour are framed by mature planting, including wisteria and jasmine, creating a wonderfully private setting for outdoor dining and relaxation.

Upstairs, there are two well-proportioned double bedrooms. The principal bedroom benefits from a luxuriously appointed en-suite bathroom with roll-top bath. The en-suite layout also offers flexibility and could be reconfigured to create a third bedroom, subject to requirements.

Externally, the property provides hardstanding to the front and a level, beautifully maintained south-facing rear garden. A separate home office, complete with fibre broadband connection, offers an ideal solution for remote working or creative pursuits.

Services & Directions:

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

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

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

EPC RATING: D

SATNAV: **GU27 2DR**

Location:

Located in the very popular village of Grayswood lying about one mile to the north of Haslemere with a pretty village green, modern sports pavilion/hall, outstanding primary and junior school (Grayswood is a village school with small classes. We understand there is only one class per year), church and public house (currently closed) and surrounded by delightful countryside, that is ideal for outdoor pursuits including local walks, bike trails, horse riding etc . Haslemere is an attractive town with a good range of independent shops and boutiques, Waitrose and Tesco supermarkets, M&S Food Hall, restaurants and coffee houses and an excellent Health Centre. There are good road links to London and the south coast and Haslemere mainline station offers a fast train service to London Waterloo in around 49 minutes. There are excellent schools locally both state and private, for all ages and leisure facilities including The Haslemere Leisure Centre.

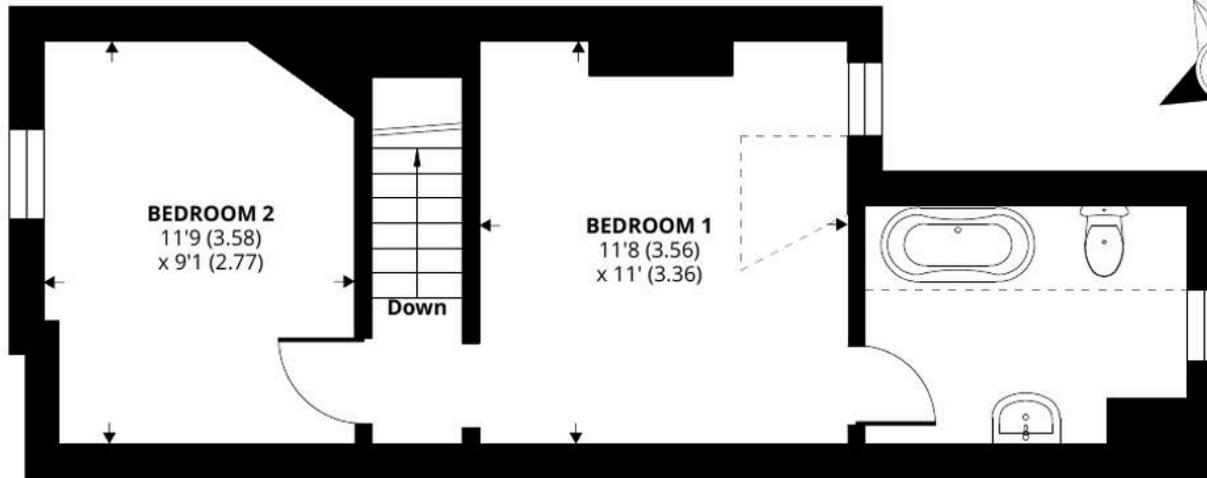
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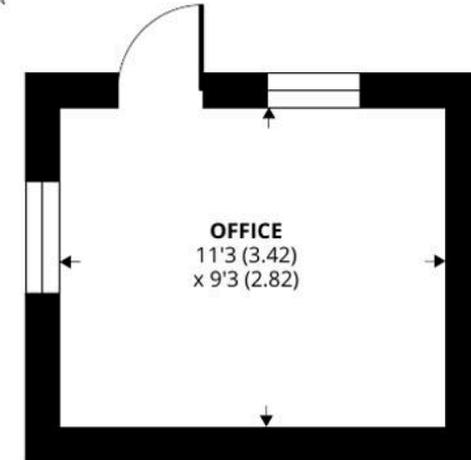




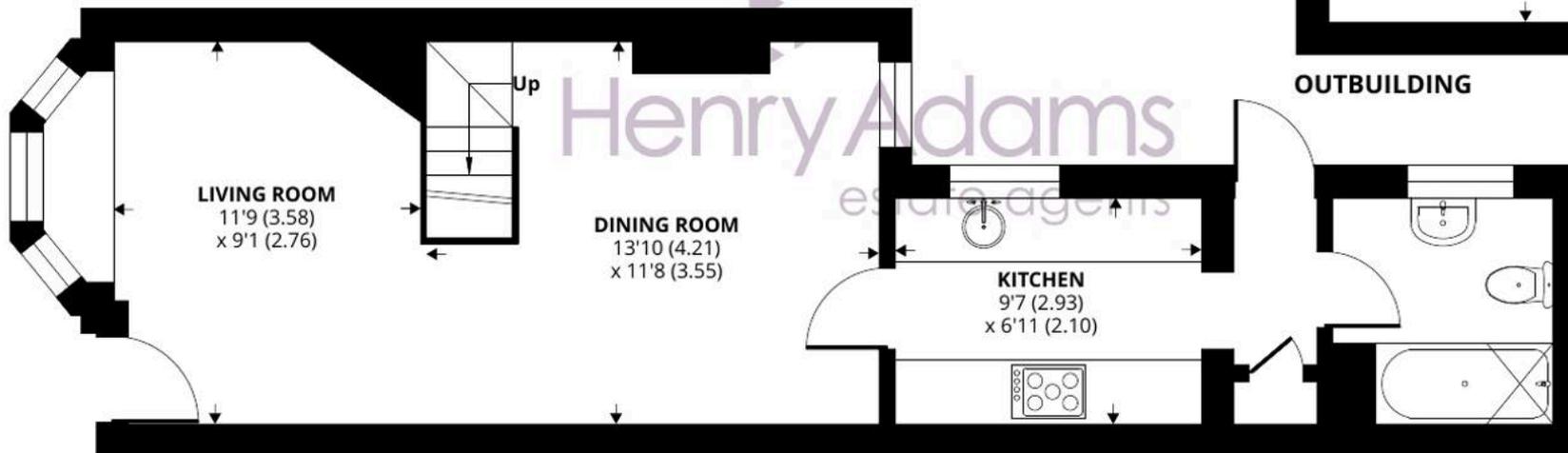
FIRST FLOOR



Denotes restricted head height



OUTBUILDING



GROUND FLOOR

Lower Road, Grayswood, Haslemere, GU27

Approximate Area = 730 sq ft / 67.8 sq m

Limited Use Area(s) = 32 sq ft / 2.9 sq m

Outbuilding = 104 sq ft / 9.6 sq m

Total = 866 sq ft / 80.3 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). © ntechcom 2026. Produced for Henry Adams. REF: 1411244





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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.