5 Crofton Lion Lane, Haslemere - GU27 1JE

Guide Price **£318,000 - Share Of Freehold**

Henry Adams
estate agents

A bright, airy and conveniently positioned ground floor maisonette with direct access to its own private garden, a garage & off street parking.

- Front & Rear Garden
- Off-road Parking & Garage
- Kitchen/Breakfast Room With Direct Access Onto Private Garden
- No Onward Chain
- Walk-in Shower
- Built-in Storage
- Spacious Living And Dining Area With Bay Window
- Within Walking Distance Of Mainline Station & Fantastic Local Amenities
- Close to Highly Regarded Infant & Junior Schools
- Double-Glazed Windows

This bright and spacious ground floor maisonette offers two generous double bedrooms with built-in wardrobes, a light-filled bay-fronted sitting/dining room, a modern kitchen with direct access to the private rear garden, and a contemporary shower room.

Outside, the property benefits from its own private garden, along with a garage in a nearby block and parking in front of the garage.

Ideally located within a short walk of Wey Hill's shops, cafés, restaurants and Haslemere mainline station, and close to Lion Green recreation ground, 5 Crofton is offered with no onward chain and provides an excellent opportunity for those seeking convenience, comfort and attractive outdoor space.

Location & Directions

Conveniently located within easy reach of bustling Wey Hill and amenities including a M&S Food Hall, a very popular artisan coffee shop, award winning ice cream parlour, 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.

SATNAV: GU27 1JE

What3Words /// blinks.firepower.stack

Services & Lease Notes

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

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

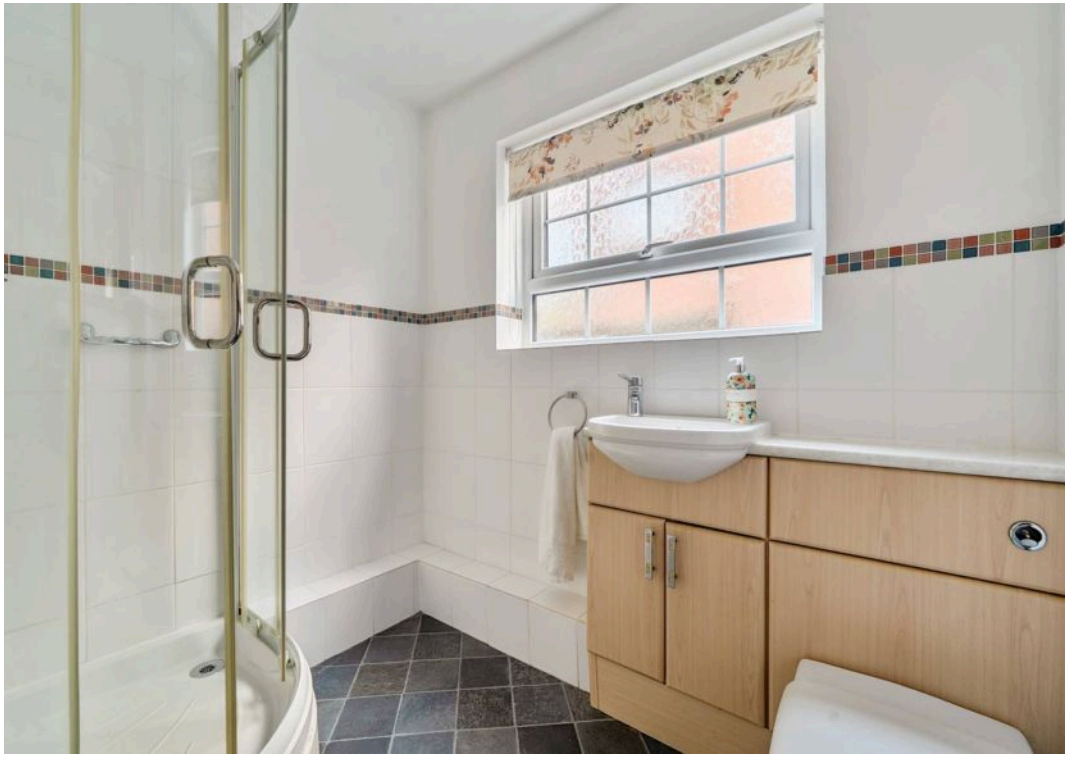
Lease: Share Of Freehold - 999 years from 24th June 1968

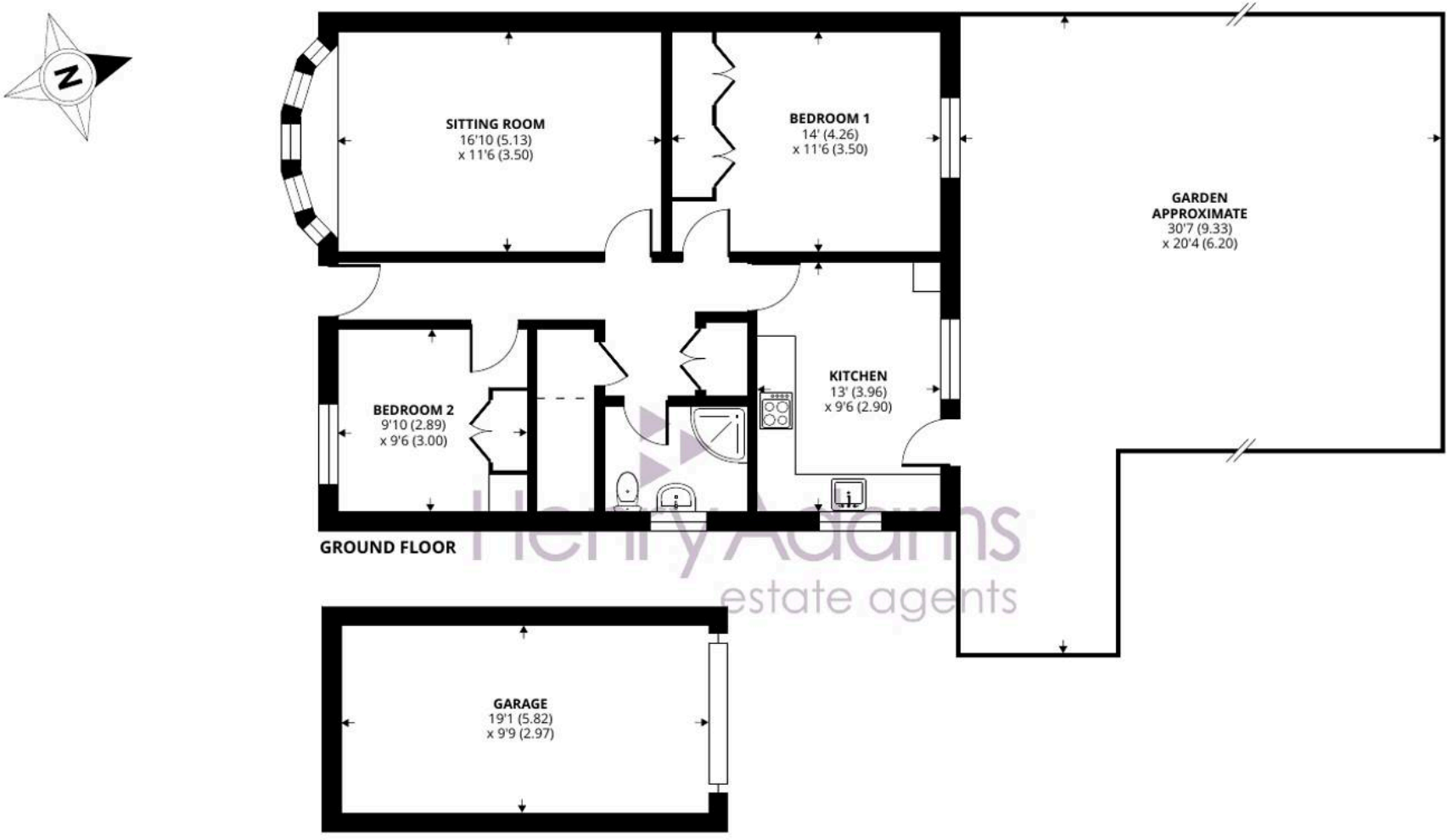
Service charge: The property is self managed between the 4 apartments. We have been advised there is a £75.00 per month Sinking fund plus Adhoc maintenance decided between resident (25% share).

Waverley Borough Council Tax Band: C (£2,084.76)

EPC RATING: C

Instagram: Follow us @haslemerepropertyclub





Lion Lane, Haslemere, GU27

Approximate Area = 796 sq ft / 73.9 sq m
Garage = 186 sq ft / 17.2 sq m
Total = 982 sq ft / 91.1 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.
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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