



77 Lion Lane, Haslemere, Surrey, GU27 1JL

Guide Price £429,950 - Freehold

**Ideally situated in the sought-after Lion Green area, a charming character home conveniently located only a short stroll from popular schools, the station, and beautiful countryside.**

- Sought After Schooling & Countryside Walks Nearby
- Attractive End Of Terrace Home
- Re-fitted Kitchen/Breakfast Room
- Open-Plan Sitting/Dining Room
- Popular Position Close To Lion Green
- Study
- Fabulous Family Bathroom
- Great Sized Level Rear Garden
- Off Street Parking
- No Onward Chain

An attractive end-of-terrace cottage offering excellent accommodation throughout. The property is deceptively spacious, with a sitting room featuring an open fireplace leading through to a dining area. Beyond is a newly refitted open-plan kitchen/conservatory, while a useful study completes the ground floor.

Upstairs, both bedrooms are well proportioned, with the principal bedroom occupying the top floor. The family bathroom is located on the first floor.

Outside, the front garden provides off-road parking, while the generous rear garden is laid mainly to lawn and benefits from a timber workshop.

NB: As is common in many Victorian terrace homes, there is a right of way for number 75 through a gate in the garden and up to the front of the driveway.

## Services:

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

Waverley Borough Council: Band D (£2,456.04)

Mains: Electric, gas, water and drainage.

EPC Rating: D

## Directions:

SATNAV: GU27 1JL

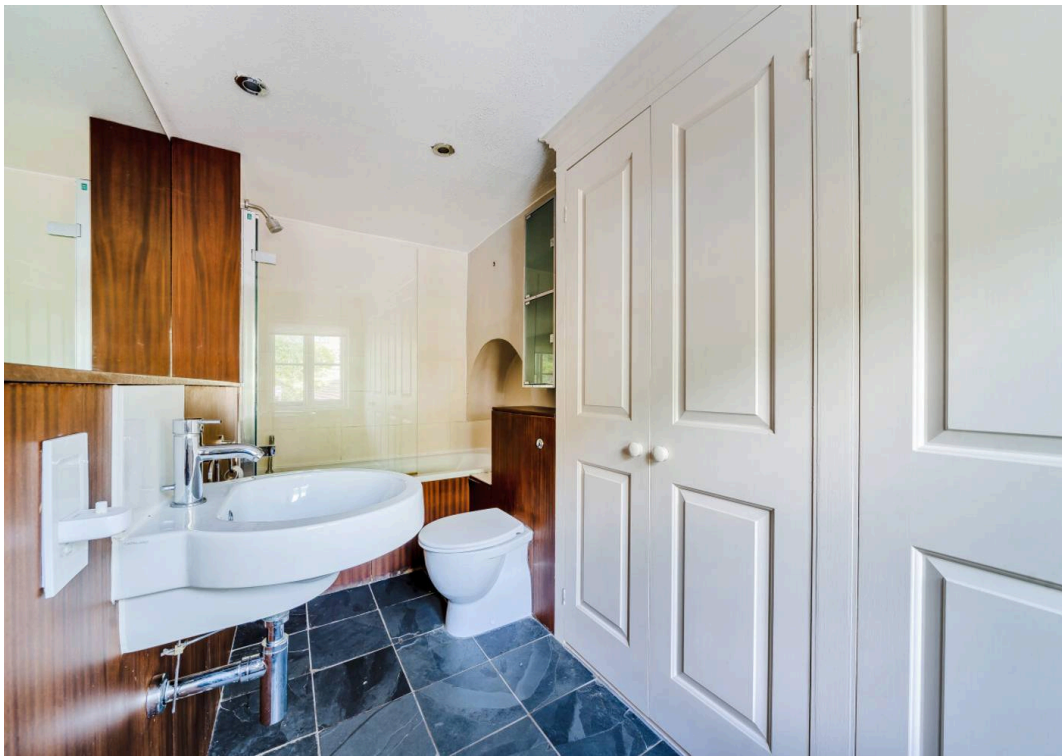
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## Location:

Conveniently located within easy reach of bustling Wey Hill and amenities including a M&S Food Hall, a very popular artisan coffee shop, 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 and offers excellent walking and riding opportunities.









Denotes restricted head height



Approximate Area = 997 sq ft / 92.6 sq m  
Limited Use Area(s) = 65 sq ft / 6 sq m  
Total = 1062 sq ft / 98.6 sq m

For identification only - Not to scale





## Henry Adams - Haslemere

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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