



## The Birches, Copse Road - GU27 3QQ

Guide Price £639,950 - Freehold



A well presented detached house with three double bedrooms, two reception rooms, family bathroom, en-suite shower, garage, parking and a secluded garden in the sought-after area of Hammer

- Well Presented Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Downstairs Cloakroom
- Family Bathroom & En-Suite Shower Room
- Kitchen With Potential To Create Open Plan Kitchen/Dining Room
- Useful Utility Room
- Attached Single Garage & Driveway
- Enclosed Rear Garden Backing Onto Woodland
- End Of Chain

The Birches is a well presented three bedroom detached house tucked away in a private position off Copse Road in the sought-after area of Hammer. The front door opens into a generous entrance hall with engineered oak flooring throughout the downstairs, a useful understairs storage area and a downstairs cloakroom. Double doors lead into living room, this in turn adjoins the dining room which has double-glazed doors that open onto the back garden. The dining room adjoins the kitchen which in turn has access to a useful utility room with doors to the front and rear as well as to the attached single garage with up and over door, power, light and eaves storage. Upstairs there are three double bedrooms a family bathroom and a spacious en-suite shower.

To the front of the property there is parking for two cars (as well as the garage) whilst to the rear is an enclosed rear garden comprising of a patio and lawn to the side and rear as well as a timber garden shed and secure gated side access. A further gate leads to the woodland beyond that provides a secluded backdrop.

## Services:

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

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

Chichester District Council Tax Band: E (£3,006.43)

EPC: D

## Directions:

SATNAV: GU27 3QQ

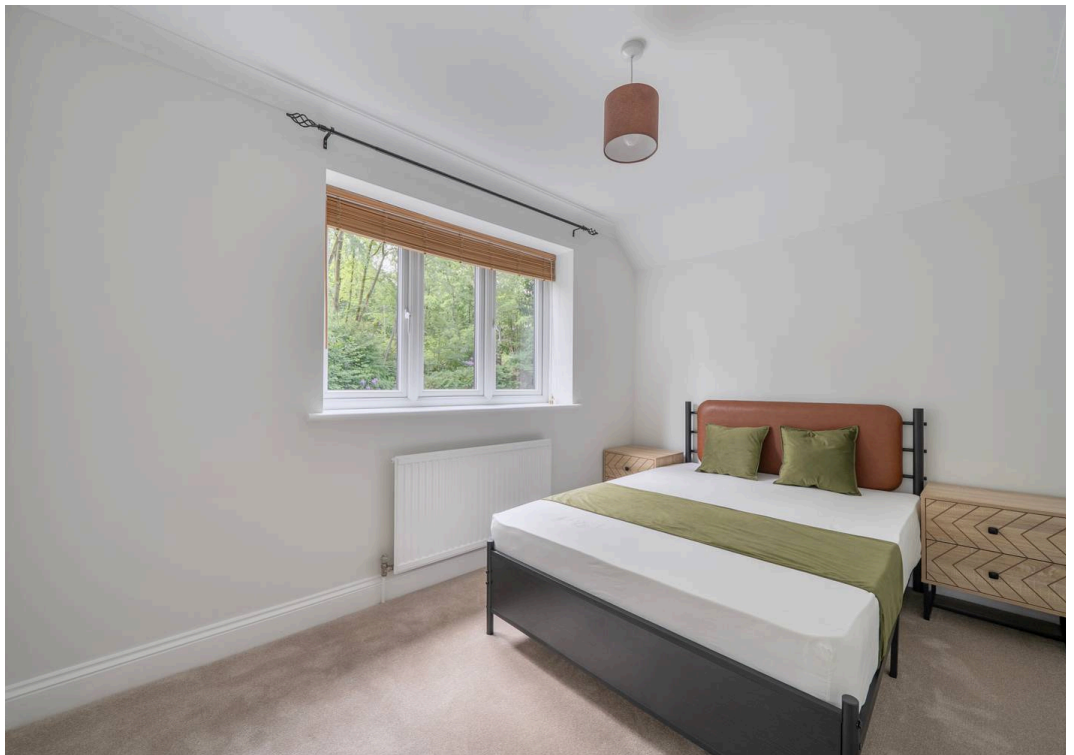
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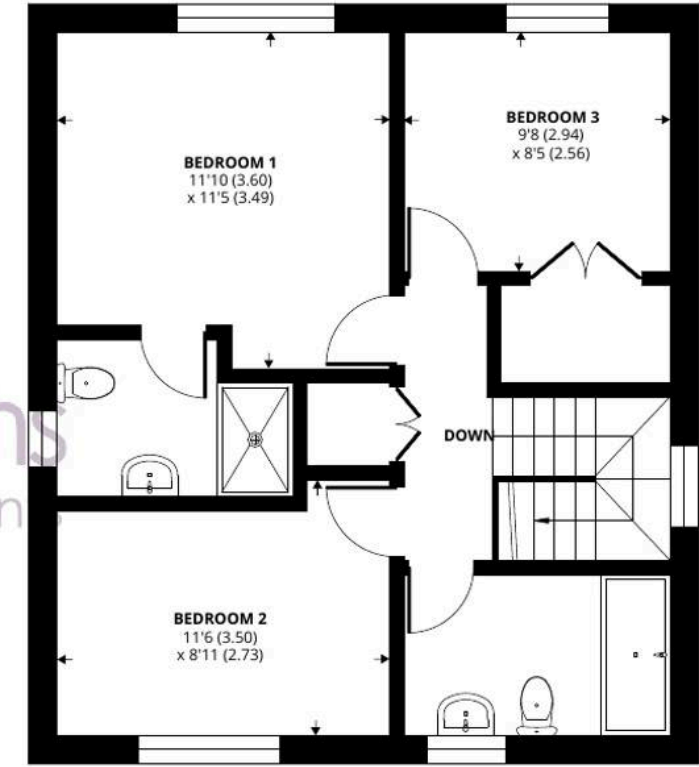
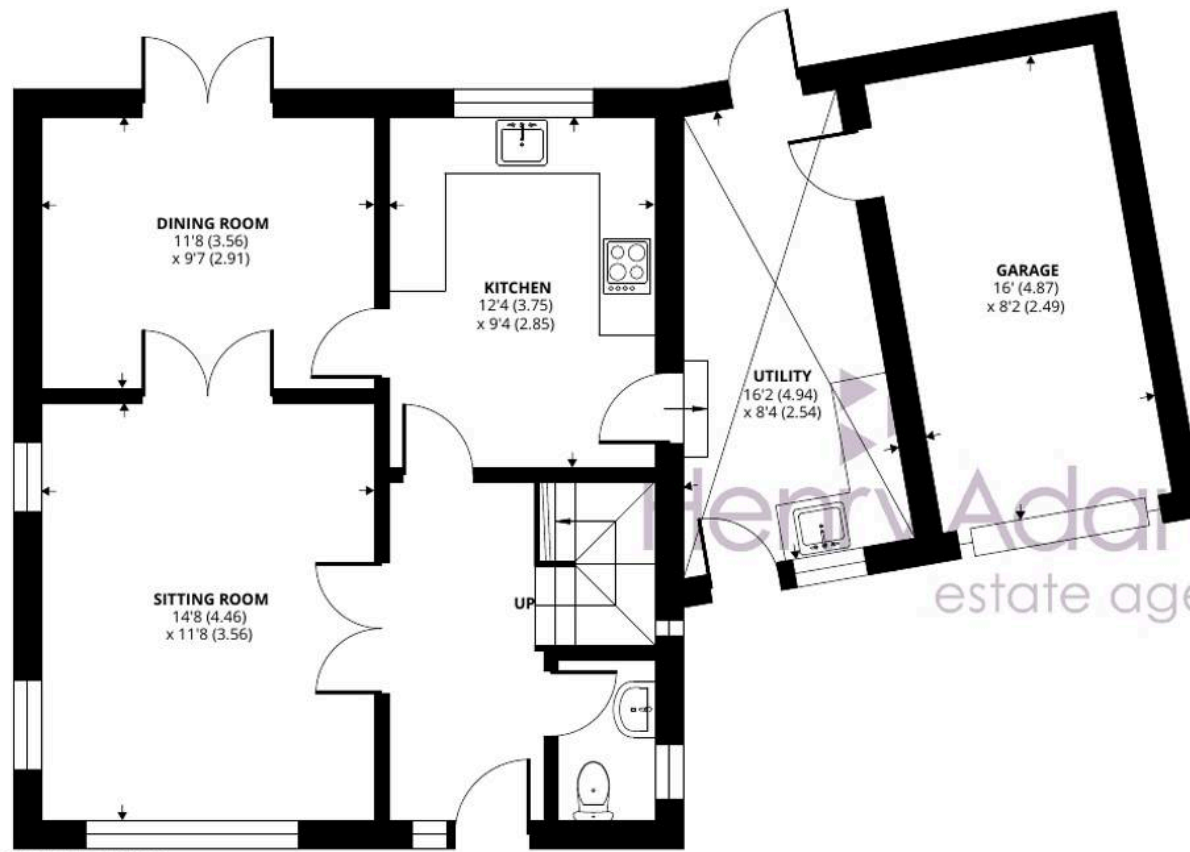
## Location:

The Birches is located within the hamlet of Hammer on the western fringes of Haslemere. The popular Camelsdale Primary School, two Public Houses and local village shop with Post Office are within walking distance. Haslemere town centre is approximately two miles away and offers a good range of independent shops, boutiques, restaurants, coffee houses, Waitrose (West Street) and M&S Food Hall (Wey Hill). There are excellent road links to London and the south coast, and the mainline station (1½ miles away) offers a fast train service to London Waterloo in around 49 minutes. There are excellent schools locally for all ages and leisure facilities including The Haslemere Leisure Centre. The property enjoys a quiet location surrounded by stunning countryside, much of which is National Trust, offering excellent walking and riding in the local area.

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GROUND FLOOR

FIRST FLOOR

## Copse Road, Haslemere, GU27

Approximate Area = 1187 sq ft / 110.2 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 1318 sq ft / 122.3 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). © n1checom 2026. Produced for Henry Adams. REF: 1467381





## 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