



Cautley, 9 Courts Mount Road, Haslemere, Surrey, GU27 2PR

Guide Price £850,000 - Freehold



Courts Mount Road is a very popular position being elevated above the town on the slopes of South Downs. This town location is very popular with families with popular schooling and the mainline station very close by.

- Extensively Renovated Attached Character Home
- Stunning Refitted Kitchen/Dining Room/Family Room
- Stylish Sitting Room
- Study
- Downstairs Cloakroom
- Delightful Main Bedroom With En-Suite
- Fabulous Family Bathroom
- Large Terrace Adjoining The House & Wonderful Secret Garden
- Convenient Yet Tucked Away Location
- Garage & Parking Space

A rare opportunity to purchase a beautifully presented character home in a highly regarded residential location just a short walk of Haslemere High Street and mainline station. The property has been the subject of significant improvement by the present owners and now perfectly blends character features with well appointed modern finishes.

Follow a path and up some steps away from Courts Mount Road to a gate that opens into your own large, private, landscaped terrace area in front of the house, from here steps lead up to a further seating terrace with views across Haslemere and a further pathway leads to a hidden garden with a secluded lawn a wildflower area and a quaint potting shed. Back at the terrace the front door leads into a central hallway with under stairs storage space and doors lead to a cloakroom, a double aspect sitting room a useful study and the heart of the home, a fabulous fitted kitchen/dining/family space which features a double glazed bay window with doors onto the garden as well as sitting and dining areas. The kitchen features quartz covered worktops and island unit providing ample prep space whilst base and eye level units and floor to ceiling cupboards ensure no shortage of storage. Built-in appliances include an induction hob, oven and combi oven, washing machine and dishwasher, as well as a large fridge/freezer. The kitchen like the study features laminate flooring and under floor heating.

Upstairs a generous landing gives access to three spacious double bedrooms. The main bedroom features a luxuriously appointed en-suite bathroom and an equally luxurious shower room serves the two further bedrooms.

Text Continued:

As an additional benefit there is a single garage with driveway parking in front of it situated a little further along Courts Mount Road at the right hand end of a terrace of garages.

Services & Directions:

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

Mains: Gas, electric, water and drainage (As advised by our clients)

Waverley Borough Council Tax Band 2026/27: Band F (£3,724.92)

EPC RATING: D

SATNAV: GU27 2PR

What3words: ///confetti.invent.huddling

Location:

The property is very conveniently located a short distance from the High Street and within easy reach of Haslemere mainline station which offers a fast service to London Waterloo (49 minutes). Haslemere is an attractive market town with a good range of independent shops, boutique stores, restaurants, coffee houses and Waitrose and M&S Food Hall. There are good road links to London and the south coast and the A3 can be accessed at Hindhead and Milford providing access to the M25 (J10 at Wisley). The area is renowned for its excellent sports and leisure facilities, with notable golf courses at Hindhead, Handley, Blackmoor, Liphook, and the prestigious Old Thorns Hotel, Golf & Spa Resort. Goodwood, famous for its horse racing and annual motorsport events, is less than 20 miles away.

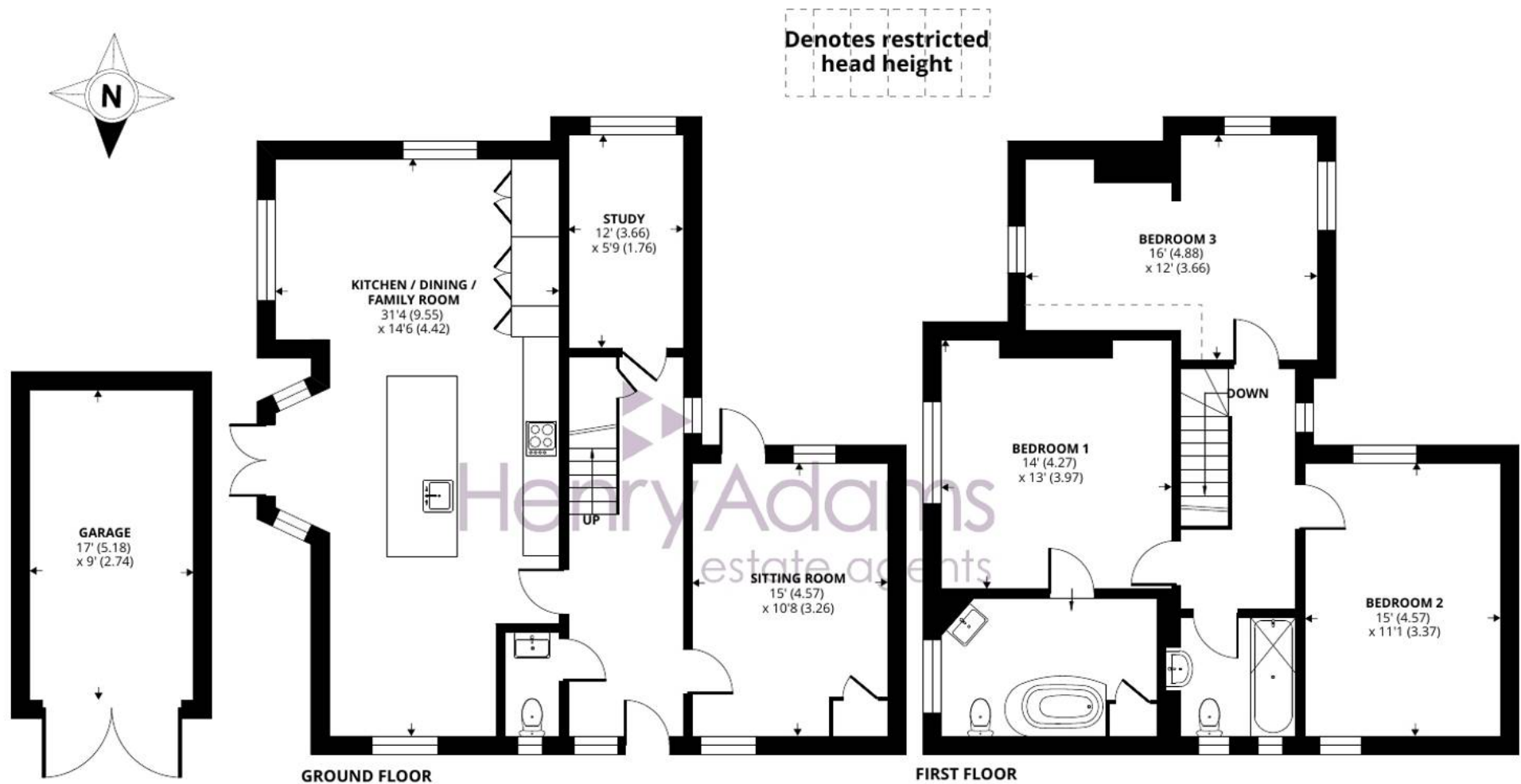
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Courts Mount Road, Haslemere, GU27

Approximate Area = 1547 sq ft / 143.7 sq m

Limited Use Area(s) = 25 sq ft / 2.3 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1725 sq ft / 160.2 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). © nichecom 2026. Produced for Henry Adams. REF: 1486669





Henry Adams - Haslemere

Henry Adams LLP, Georgian Court, High Street, Haslemere - GU27 2LA

01428 644002 • haslemere@henryadams.co.uk • www.henryadams.co.uk/

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