



Tudor Cottage

A stunning Grade II listed cottage with garage and parking within walking distance of Haslemere town centre.



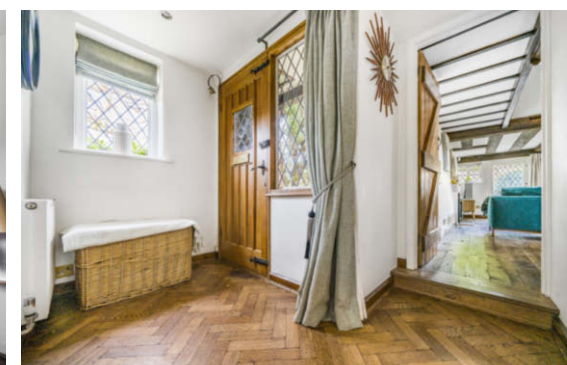
- ▶ **Gorgeous Grade II Listed Cottage**
- ▶ **Galleried Landing**
- ▶ **Beautifully Renovated Kitchen With Rayburn**
- ▶ **Private & Secluded Gardens**
- ▶ **Walking Distance To Haslemere Main Line Station**
- ▶ **Triple Aspect Reception Rooms**
- ▶ **Cosy Log Burner**
- ▶ **Stunning Vaulted Ceiling In Principal Bedroom**
- ▶ **Garage**
- ▶ **Convenient Access To Haslemere High Street**

Tudor Cottage, a beautiful Grade II listed property believed to date back to 1542, presents a rare opportunity to own a centrally located home with enduring character. Its striking tile-hung, red brick and stone elevations preserve its unique charm.

Inside, the sitting room boasts stunning oak beams and a log burner, providing a cosy retreat on winter days. Flooded with light from triple-aspect windows and access to the courtyard garden, there's also an impressive vaulted ceiling leading to a mezzanine on the first floor. The adjacent kitchen, renovated in 2017 with bespoke carpentry and herringbone wood flooring, offers modern amenities including a Rayburn oven and access to the rear garden. The dining room, also with triple-aspect windows and French doors to the garden, creates a seamless indoor-outdoor flow ideal for summer entertaining.

Ascending the staircase to the galleried landing, you'll find three generously sized double bedrooms, two of which enjoy triple-aspect views. The principal bedroom also features a magnificent vaulted ceiling. Just off the landing, there's a three-piece bathroom suite and an airing cupboard.

The gardens, which wrap around the house, provide a private leafy sanctuary with mature shrubs and trees, and ample space to relax amidst the central bustle of Haslemere. Completing the property are a garage and two off-street parking spots, adding to its practical appeal.





11 Courts Mount Road, Haslemere

Approximate Area = 1152 sq ft / 106.9 sq m (excludes void)

Garage = 161 sq ft / 15 sq m

Total = 1312 sq ft / 121.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1094720

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.

Location

Conveniently situated within close proximity of Haslemere mainline station which offers a fast train service to London Waterloo in around 49 minutes. It is also very well located for Haslemere town centre which has a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and stunning areas of both National Trust and Areas of Outstanding Natural Beauty can be found locally for walking and riding enthusiasts to enjoy. There are popular golf courses at Hindhead and Liphook and leisure facilities including Voco at Lythe Hill and The Herons Leisure Centre. There are excellent schools locally both state and private for all ages.

Directions & Utilities

SATNAV - GU27 2PR what3words - ventures.maybe.marine

Council Tax Band - Waverley Borough Council Band G

Mains: Gas, electric, water and drainage

