



## Wellmans Cottage, 4 Sandrock, Haslemere, GU27 2PS

Guide Price £385,000 - Tenure: Long Term Leasehold

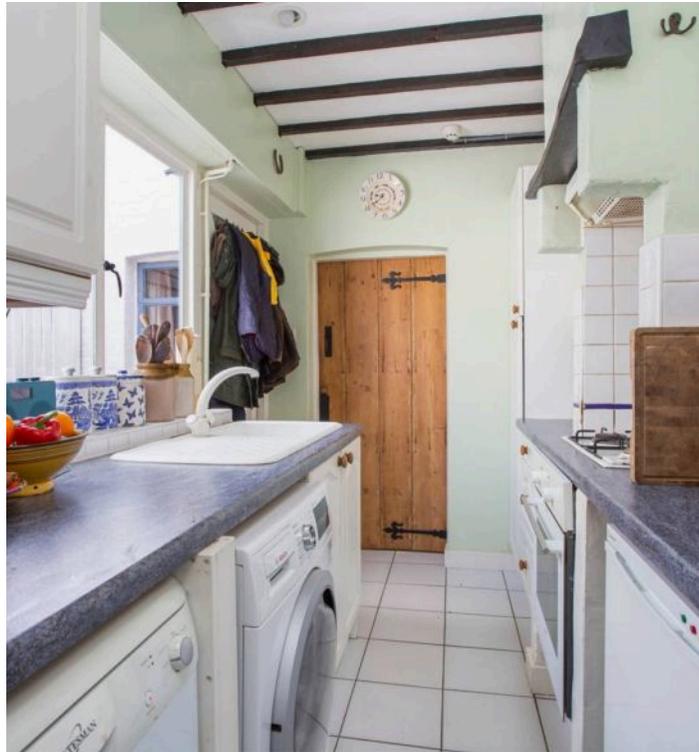
# 4 Sandrock

## Haslemere

- Delightful Period Cottage
- Sitting/Dining Room With A Cosy Open Fire
- Set On A No Through Road
- Walking Distance To Haslemere Town Centre
- 300 Yards Away From Haslemere Station
- Main Bedroom With Woodland Views
- Second Double Bedroom
- Downstairs Bathroom
- Existing Planning Permission (WA/2023/00333) for Side Extension and Front Porch
- Stunning South Facing Garden

Wellmans Cottage is a well-preserved terraced house in the centre of Haslemere, dating from 1870, and located on a quiet no-through road next to protected woodland.

The front door leads into a characterful sitting room, carefully maintained by the current owner to retain original detail including an open fireplace with brick surround. The galley kitchen includes an electric hob, integrated oven, and space for under-counter white goods. At the rear, the bathroom features a bath with an over-tub shower. Planning permission (WA/2023/00333) has been granted for a ground-floor infill extension, which will provide a new L-shaped kitchen with space for a dining table, a new bathroom entrance, and a front porch. Upstairs, there are two good-sized bedrooms; the principal bedroom has built-in wardrobes and an original cast iron fire grate.



## 4 Sandrock

### Continued Text & Services

The rear garden, extending around 95ft, is spacious and enjoys a southerly aspect. It is divided into sections, well-established, and thoughtfully planted, providing a private and tranquil oasis, yet within walking distance to the town.

Tenure - Leasehold - Term: 1000 years from 25 March 1605

Mains: Gas, electric, water and drainage

Council Tax Band: D (£2,345.35)

EPC RATING: E

NB: There is a residents pedestrian right of way through the rear garden, with gates through the neighbouring gardens (As common in many period terraced homes).



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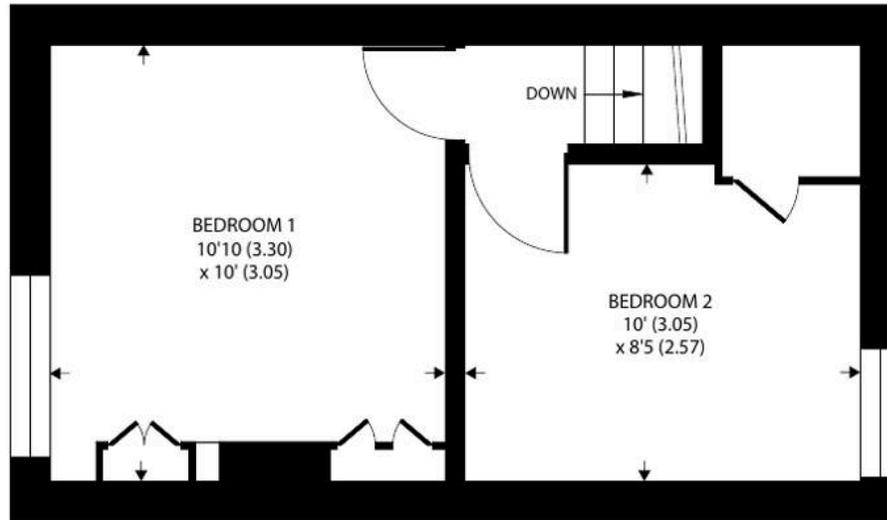
## Directions

SATNAV: GU27 2PS what3words: sweep.tangent.reaction

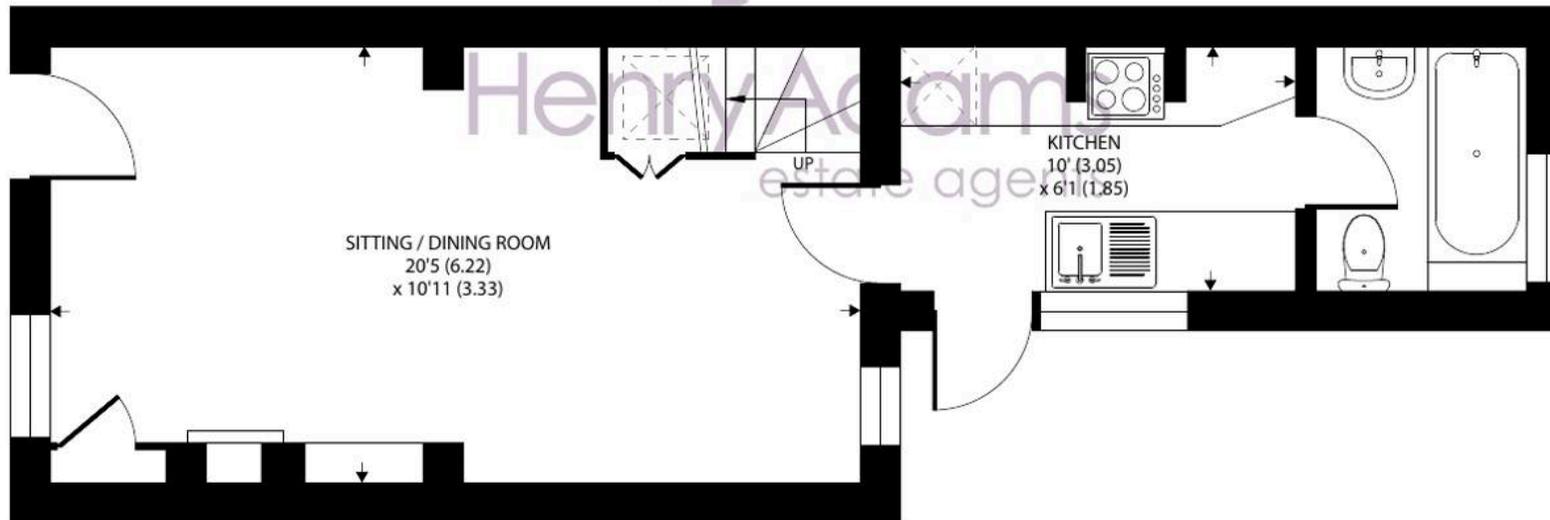
## Location:

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.





FIRST FLOOR



GROUND FLOOR

## Wellmans Cottage, 4 Sandrock, Haslemere

Approximate Area = 555 sq ft / 51.5 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: 1162412



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