





## Hamlin, Copse Road

A beautifully styled detached family home situated in the popular hamlet of Hammer.



- ▶ **Detached Family Home**
- ▶ **Double Glazed Windows**
- ▶ **Family Bathroom**
- ▶ **Kitchen/Breakfast Room**
- ▶ **Downstairs Cloakroom**
- ▶ **Three/Four Bedrooms**
- ▶ **Off Street Parking**
- ▶ **Secluded Rear Garden**
- ▶ **Sitting Room With Patio Doors**
- ▶ **Re-engineered Oak Flooring**

Hamlin is a beautifully presented detached family home on the popular residential Copse Road, set in an enviable semi-rural location, with convenient access to both Haslemere and Liphook and the surrounding countryside.

The accommodation provides excellent family living space and comprises of an entrance hall leading off to a well-proportioned kitchen / breakfast room with side access to the gardens front and back. A good-sized living room runs across the back of the property with pretty patio doors leading out onto the patio and secluded garden (with useful shed) beyond. A convenient downstairs cloakroom completes the ground floor living accommodation.

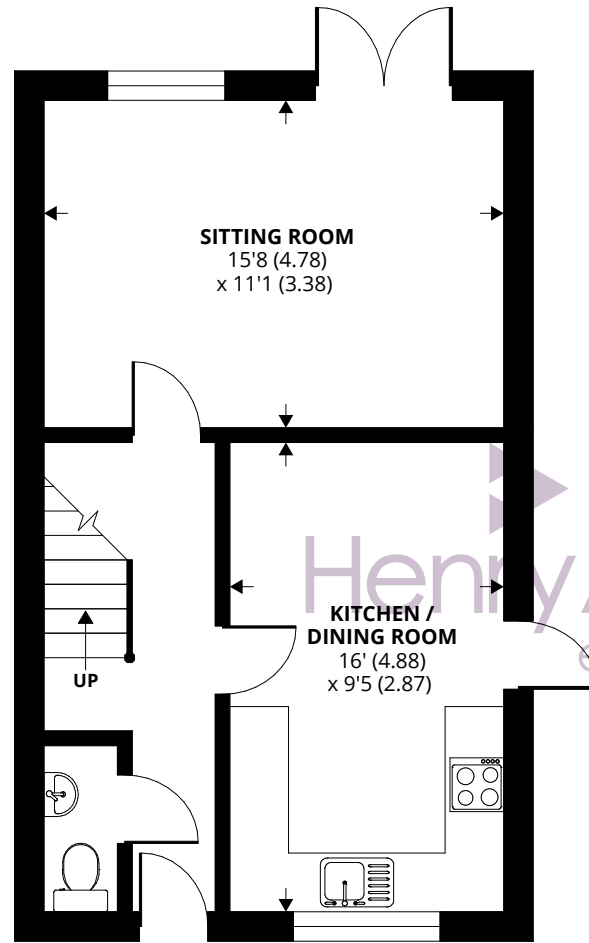
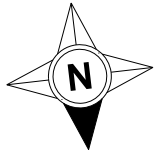
Open tread stairs lead to the first floor where there are four bedrooms and a family bathroom. An airing cupboard and loft access can be found in the bathroom and here is a useful storage cupboard situated on the landing.

Outside the immaculate hedge-lined front garden leads down to off-street parking. The secluded rear garden is laid mainly to lawn with mature planted shrub borders and a garden shed.

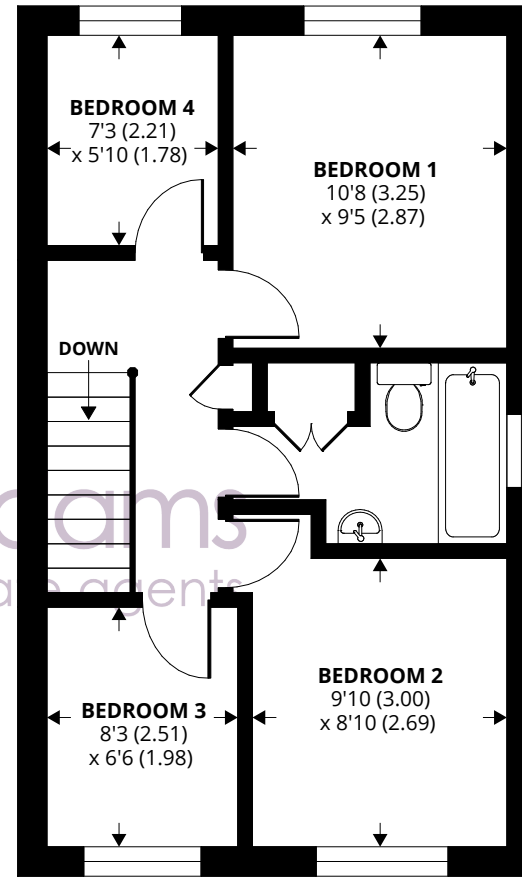
This immaculate home effortlessly blends style with functionality.

Council Tax Band: Chichester District Council Tax Band: D (£2239.06)





**GROUND FLOOR**



**FIRST FLOOR**

## Copse Road, Haslemere, GU27

Approximate Area = 866 sq ft / 80.4 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 2024. Produced for Henry Adams. REF: 1217403

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

Hamlin 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 (Weyhill). 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.

## Directions

SATNAV: GU27 3QH // what3words: gulped.obsinate.lamenting

Mains: Gas, Electric, water, and drainage

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