



80 Lion Lane, Haslemere, GU27 1JH

Guide Price £450,000 - Tenure: Freehold

80 Lion Lane

Haslemere

- Popular Lion Green Area
- Delightful Period Home
- Front Aspect Living Room With Wood Burner
- Rear Aspect Kitchen/ Breakfast Room
- Two Double Bedrooms
- Upstairs Bathroom
- Sought-After Schooling Nearby
- Fabulous Garden Office/ Studio
- Large Rear Garden
- Walking Distance Of Haslemere Mainline Station

A charming Victorian terrace home, ideally situated within walking distance of the mainline station, two sought-after schools, local shops, and the popular Lion Green recreation area—an excellent choice for commuters in Haslemere.

The accommodation is bright and welcoming, with the front door opening into the living room, which features oak flooring, a striking brick and slate fireplace with a log burner, and useful built-in storage on either side. A doorway leads to the kitchen/dining area, offering ample cupboard space, room for a dining table and chairs, and plumbing for both a washing machine and dishwasher. The kitchen sink enjoys a rear aspect view over a garden seating area, while the floor is finished with decorative tiling. A characterful stable door provides access to the rear garden.

Carpeted stairs lead to the first floor, where a spacious double bedroom overlooks the front garden. This room is bright and airy, with a fitted wardrobe, shelving, and a feature fireplace.



80 Lion Lane

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From a turn in the landing, the modern bathroom benefits from underfloor heating. Further stairs lead to the second-floor principal bedroom, which enjoys a Velux window to the front and a rear window overlooking the garden. The current owners use this versatile space as a home office.

The generous rear garden offers a variety of seating areas, whether for sun or shade. It is predominantly laid to lawn and bordered with mature shrubs and trees, providing year-round color. Stunning valley views framed by treetops enhance the outdoor space. Near the kitchen, a brick-built store provides convenient storage for logs or coal. A pathway from the back door leads to the front of the property, where a small flower bed adds charm.

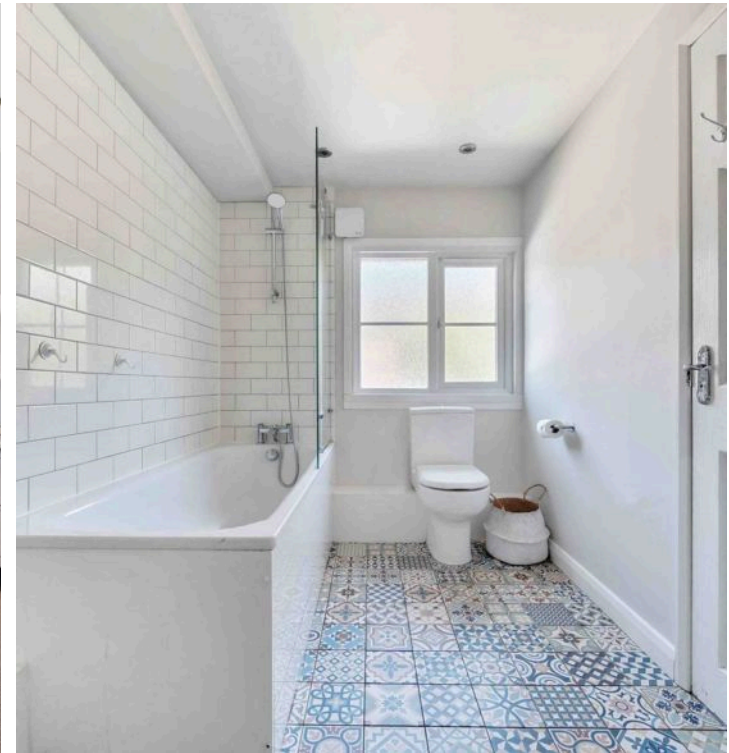
A recently installed garden office/cabin with sliding doors provides a fantastic workspace, complete with full electrics, electric blinds, wall lights, spotlights, and external lighting and power points. The cabin enjoys a gravelled terrace with picturesque views towards the trees of Polecat Woods.

NB: As with many Victorian terrace homes, there is a right of access via gates in the back garden.

Waverley Borough Council Band: C (£2183.18)

Mains: Electric, water, and drainage

EPC RATING: D



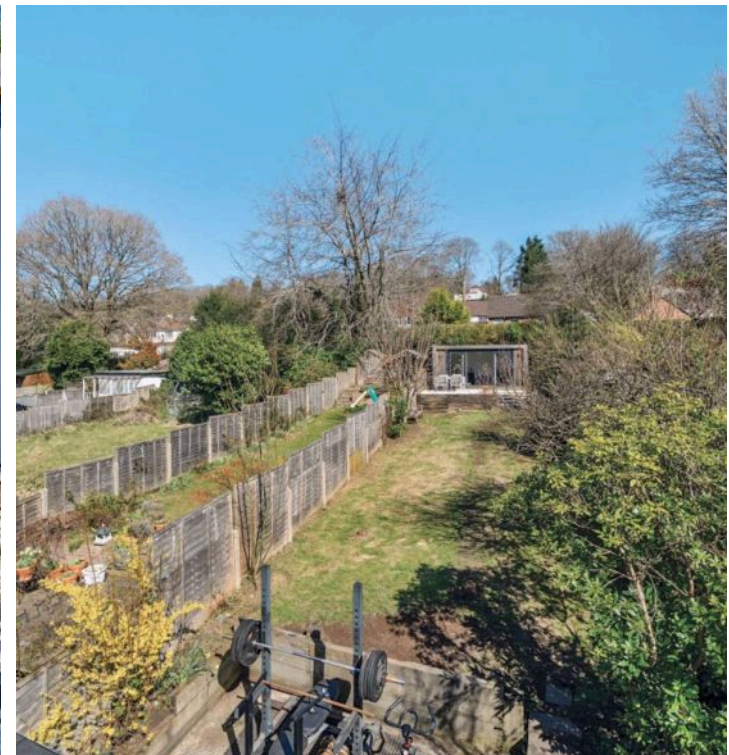
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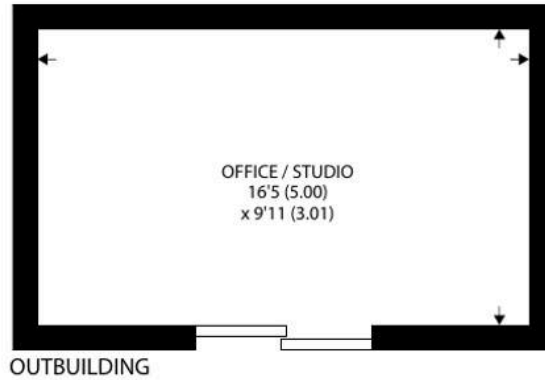
Location & Directions:

Conveniently located within easy reach of bustling Wey Hill and amenities including a M&S Food Hall, a very popular artisan coffee shop, award winning ice cream parlour, independent butcher and Lion Green, a delightful open park area with a children's playground. The well regarded Shottermill Primary and Junior Schools are very close by too. Haslemere mainline station is approximately 0.7 miles away and offers a fast service to London Waterloo in around 49 minutes. Haslemere town centre is approximately 1.4 miles and offers a comprehensive range of independent shops, boutiques, restaurants and coffee houses. The A3 at nearby Hindhead provides good road links to London and the south coast. There are excellent schools for all ages and leisure facilities including the Haslemere Leisure Centre. The surrounding area has some stunning countryside, much of which is in the ownership of the National Trust.

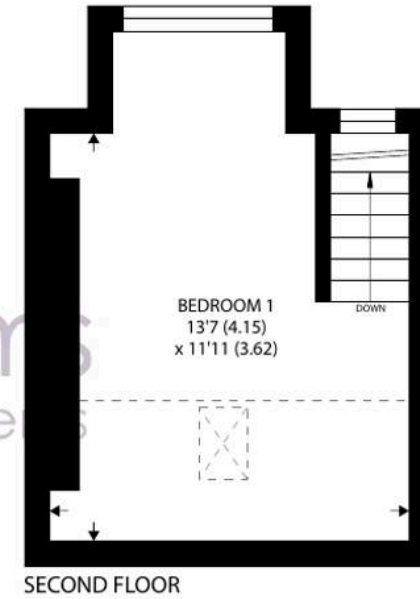
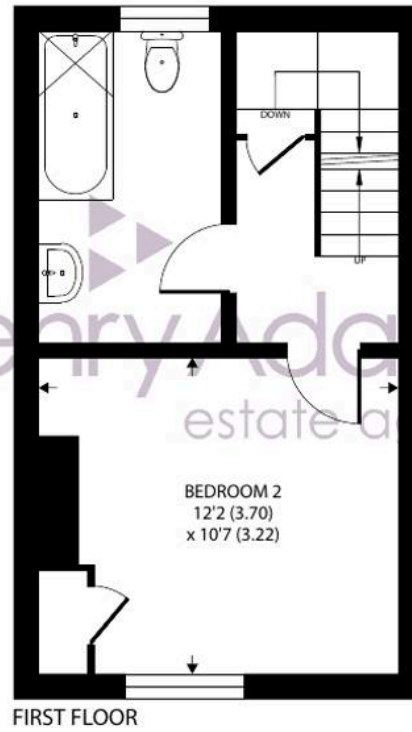
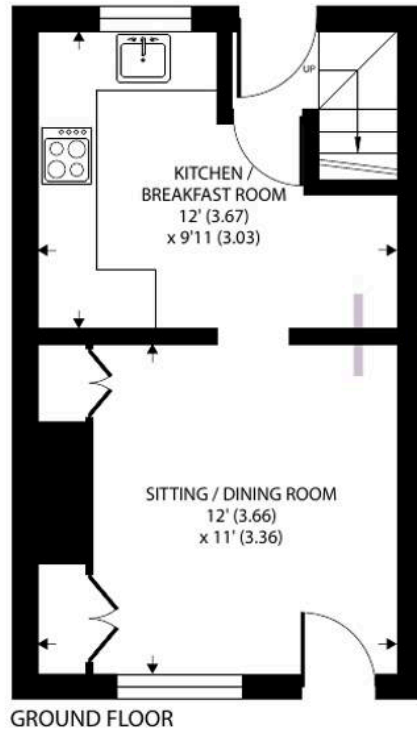
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Denotes restricted
head height



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Approximate Area = 642 sq ft / 59.6 sq m

Limited Use Area(s) = 57 sq ft / 5.2 sq m

Outbuilding = 162 sq ft / 15 sq m

Total = 861 sq ft / 79.8 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). © ntechcom 2025.
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