



## Weald Cottage Roundhurst Lane, Haslemere - GU27 3BN

Guide Price £1,050,000 - Freehold



# NO ONWARD CHAIN - A beautiful, detached character family home, peacefully situated in the rural area, yet just a ten minute drive from Haslemere's bustling High Street.

## Key Features

- Four Bedrooms, One With En-Suite Shower Room
- Family Bathroom
- Two Reception Rooms With Fireplaces
- Utility Room & Downstairs Cloakroom
- Far-reaching Countryside Views
- Kitchen & Dining Room
- South Facing Gardens with Terrace
- Gravel Driveway with Parking
- Exceptional Location on the Edge of the South Downs National Park
- EV Charging Point

Weald Cottage is an attractive detached country residence set in an exceptional location enjoying far reaching views across adjacent farmland and fields. This part tile hung period property provides well presented and thoughtfully laid out accommodation over two floors, offering an abundance of character features. The pretty porch leads into a spacious reception hall, leading straight on to the left is a sitting room with feature exposed brick fireplace and dual aspect windows to the rear and side, taking in the breath-taking views. To the right is the well-appointed kitchen, with fully integrated appliances and breakfast bar, looking out across the front gravel drive with a large dining area to the rear with feature exposed brick fireplace and patio doors leading out on to the the south-facing terrace. From the kitchen is a second large reception room, also with patio doors onto the terrace, and several windows enjoying all aspects of the wraparound gardens.

Circling back to the main hall and leading off towards the east side of the property, is a convenient downstairs cloakroom and separate, quarry tiled, utility room with side door access. Stairs lead off from the hall up to the four double bedrooms, the principal of which has an ensuite shower room, fitted wardrobes and useful accessible eaves storage. A family bathroom with bath and separate shower completes the upstairs accommodation.

## Continued Text & Garden

Outside, the property is approached via a gravel driveway with ample parking for several vehicles along with a dedicated EV charging point.

Weald Cottage is set in a beautiful plot with wraparound gardens. The south facing rear aspect enjoys far-reaching views across the lawns with handsome oak trees featuring in the far vista. The paved terrace from the back of the property features a pretty arbour with mature climbers, offering natural shade. There is also a separate garden store.

## Services:

Electric, Oil, Private Water Supply, Private Drainage with Klargester treatment plant. (as advised by our vendor)

Chichester District Council Council Tax Band: G (£3877.77)

EPC RATING: E

## Directions:

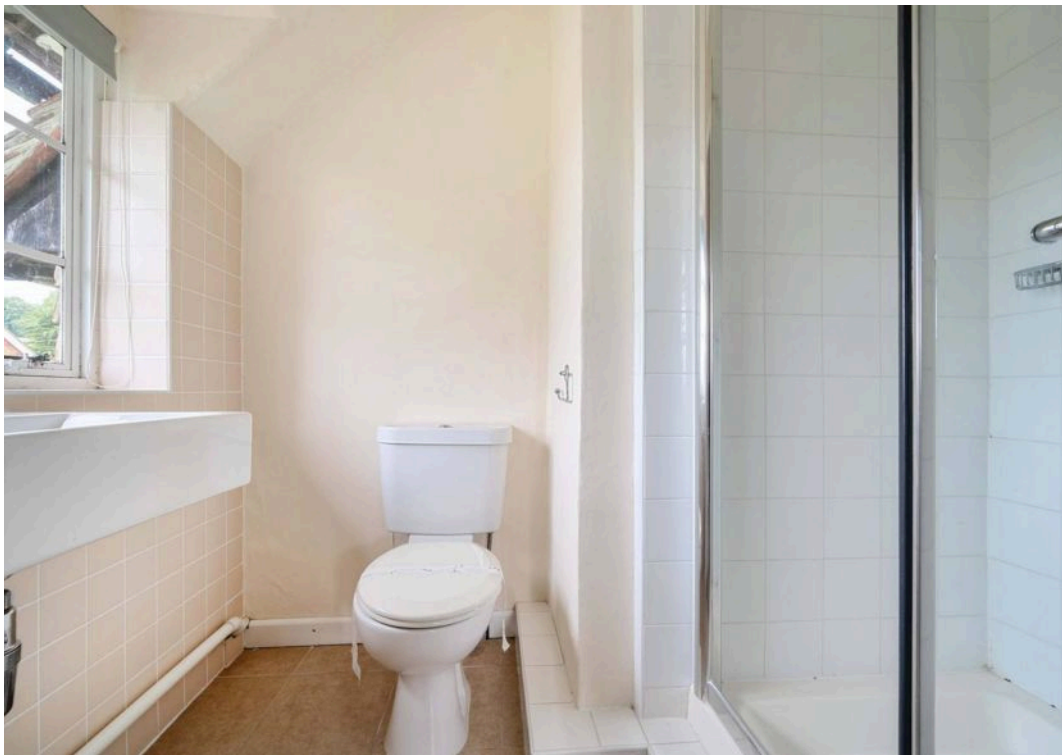
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## Location:

Roundhurst is located a short distance from Haslemere, on the edge of the Southdown National Park and The National Trust's 'Blackdown' which offers wonderful walking and glorious views. Haslemere town centre is approximately 3 miles away and provides a wide and varied range of shopping and recreational facilities, bars, restaurants and coffee houses. For the commuter, Haslemere mainline railway station offers a fast and frequent service to London Waterloo in around 49 minutes.

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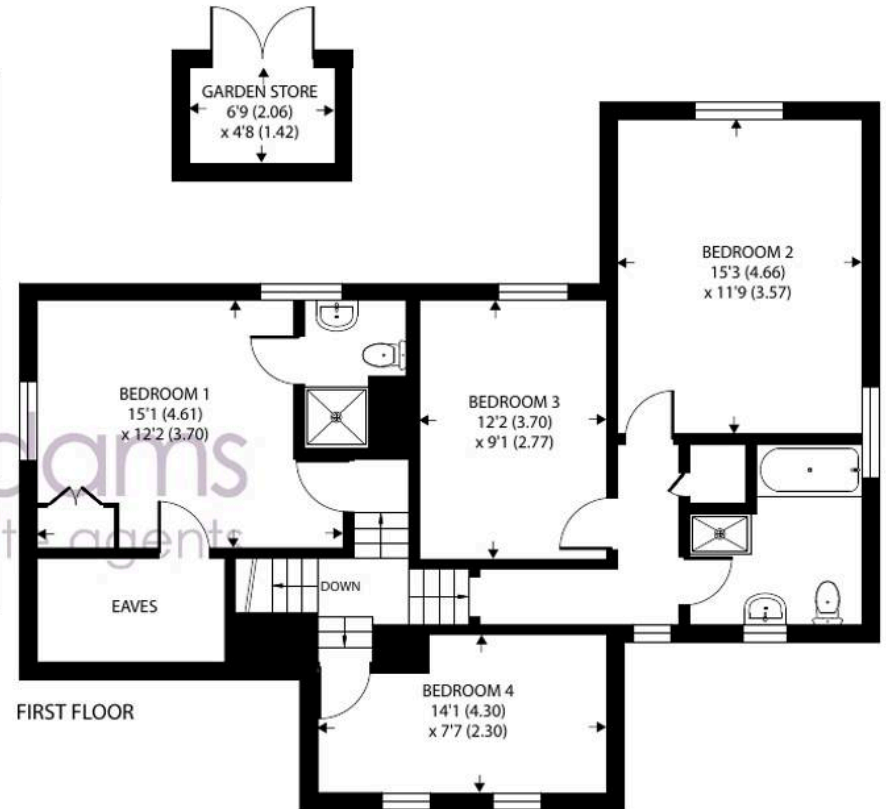








Denotes restricted head height



## Weald Cottage, Roundhurst Lane, Haslemere

Approximate Area = 1743 sq ft / 161.9 sq m

Garden Store = 32 sq ft / 3 sq m

Limited Use Area(s) = 52 sq ft / 4.8 sq m

Total = 1827 sq ft / 169.7 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). © natchecom 2025. Produced for Henry Adams. REF: 1295027



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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