



Yorick Cottage Weycombe Road, Haslemere - GU27 1EL

Guide Price £850,000 - Freehold

 **Henry Adams**  
estate agents



# A beautifully extended Victorian home combining high ceilings, character charm and versatile family living, all set within wrap-around gardens in a prime Haslemere location.

Yorick Cottage is a handsome and beautifully presented detached Victorian home dating back to 1879. The property offers the perfect blend of period charm and contemporary comfort, thoughtfully extended and upgraded to suit modern family living.

From the moment you step through the covered porch and traditional Victorian front door, you are greeted by a home that is full of character, featuring a wealth of retained original features and impressively high ceilings throughout the ground floor, enhancing the sense of light and space.

At the heart of the property is an inviting L-shaped reception area, which includes a generous sitting/dining room with a working open fireplace and a bright triple-aspect family room with French doors opening out to the rear terrace. These spaces offer the perfect mix of warmth and openness, ideal for both relaxing and entertaining.

The modern kitchen is well-appointed with Neff appliances, a practical breakfast bar, and thoughtful storage solutions, while a stylish ground-floor wet room with a power shower adds convenience and flexibility.

Upstairs, the accommodation continues to impress with four well-proportioned bedrooms, including three doubles. Two of the bedrooms benefit from fitted wardrobes, and the fourth bedroom currently serves as a home office or study. A contemporary family bathroom completes the first floor.

Outside, the wrap-around gardens are a real highlight, featuring a south-east facing lawn, a large rear terrace ideal for morning and early afternoon sun, and a charming front and side cottage garden with a second terrace that enjoys the late afternoon light. Recently added summer house and garden shed provide extra lifestyle or storage options.

To the front, the property benefits from a driveway, offering valuable off-street parking for 2 cars.

Yorick Cottage is a wonderful example of a classic Victorian home, tastefully updated to offer spacious, flexible living in a peaceful yet convenient setting.

## Services:

Broadband and Mobile services: Visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Mains: Gas, Electric, water, and drainage as advised by our vendor.

Waverley Borough Council Tax Band: F (£3,547.61)

EPC Rating: D

## Directions:

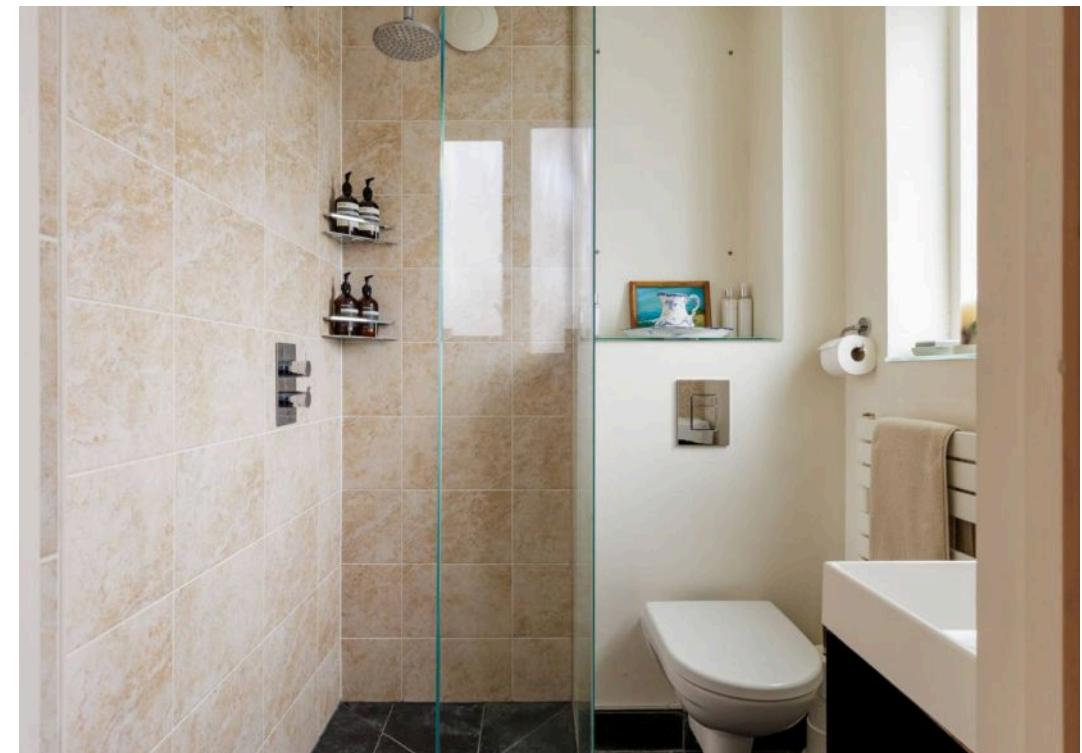
SATNAV: GU27 1EL What3Words //rush.glance.confined

## Location:

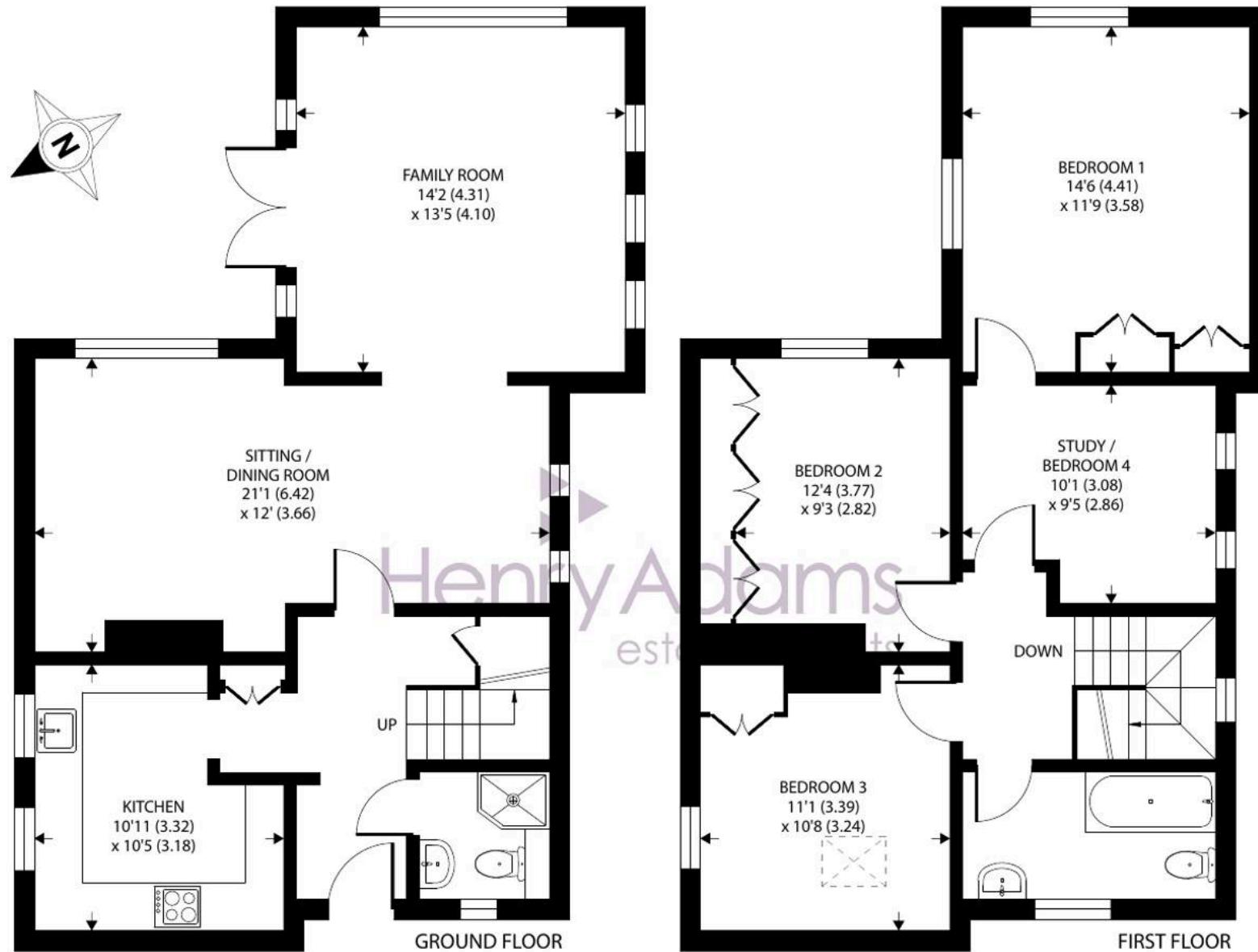
Yorick Cottage is just 0.3 miles from Haslemere's vibrant town centre and 0.6 miles from the mainline station, with fast trains to London Waterloo in around 49 minutes. The town offers an excellent mix of independent shops, cafés, and restaurants, plus Waitrose and M&S Food Hall. Beautiful National Trust countryside is moments away, and there is superb schooling for all ages, excellent road links via the A3, and easy access to Heathrow and Gatwick airports.

Instagram: Follow us @haslemerepropertyclub









## Yorick Cottage, Weycombe Road, Haslemere

Approximate Area = 1301 sq ft / 120.8 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). © nchecom 2025.  
Produced for Henry Adams. REF: 1336765



## Henry Adams - Haslemere

Henry Adams LLP, Georgian Court, High Street, Haslemere - GU27 2LA  
01428 644002 • [haslemere@henryadams.co.uk](mailto:haslemere@henryadams.co.uk) • [www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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