



16 Copse Road, Haslemere, GU27 3QH

Guide Price £445,000 - Freehold



## Characterful detached home in a popular Haslemere location with open-plan living, south-facing garden, studio/home office and scope to extend, offered with no onward chain.

- Detached Period Property
- South Facing Rear Garden
- Off-Street Parking
- Living Room With Bay Window & Log Burner
- Open Plan Kitchen/Dining/Living Room With Access Onto Rear South Facing Garden
- Garden Studio/Office With Power
- Potential To Extend (STPP) & Modernise
- Original Period Features
- No Onward Chain
- Quiet Residential Road

16 Copse Road presents a wonderful opportunity to acquire a characterful detached home in one of Haslemere's most popular residential roads. The property already benefits from a thoughtfully executed extension creating a superb open-plan kitchen, dining and living space, while still offering significant scope to further extend and modernise, subject to the usual consents. Ideally positioned with easy access to both Haslemere and Liphook, the surrounding countryside is also close at hand.

The accommodation is well suited to family living. An inviting entrance hall leads through to the impressive open-plan kitchen/dining/living room, the true heart of the home, with French doors opening directly onto the south-facing rear garden. From the entrance hallway there is also a separate living room featuring a log burner and a front-aspect bay window overlooking the mature and enclosed front garden.

To the first floor are three bedrooms and a family bathroom. The principal bedroom is particularly generous and offers the potential to create an en-suite if desired, with loft access also available from this room. The two additional bedrooms are currently single rooms but could be enlarged through extension (subject to planning). The family bathroom is well proportioned and provides an opportunity for updating to suit modern tastes.

## Continued Text & Garden

Outside, the gardens to both the front and rear are notably peaceful and private. The secluded front garden leads down to off-street parking, while the south-facing rear garden enjoys excellent sunlight and includes a useful studio or outdoor office with power, ideal for home working or hobbies.

Offered to the market with no onward chain, **16 Copse Road** represents a fantastic opportunity for buyers seeking a detached home with character, flexibility and clear potential to enhance and add value.

## Services & Directions

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

Mains: Gas, Electric, water, and drainage

West Sussex C.C Tax Band: D (£2,344.19)

EPC: E

SATNAV: GU27 3QH

/// what3words: domain.response.dots

## Location

16 Copse Road is situated on a popular residential road within Haslemere, conveniently placed for the town centre and mainline station(1.5 miles away). Haslemere offers a wide range of independent shops, boutiques, cafés and restaurants, along with Waitrose on West Street and an M&S Food Hall at Weyhill. The area is well served by highly regarded schools for all ages, leisure facilities including Haslemere Leisure Centre, and excellent road links to London and the south coast. The mainline station provides a fast and regular service to London Waterloo in under an hour. Surrounded by beautiful countryside, much of it National Trust owned, the location offers superb walking and outdoor pursuits close by.

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## Copse Road, Haslemere, GU27

Approximate Area = 877 sq ft / 81.4 sq m

Outbuilding = 94 sq ft / 8.7 sq m

Total = 971 sq ft / 90.1 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 2026. Produced for Henry Adams. REF: 1403540





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