



Gospel Green Cottage, Gospel Green, Haslemere
Guide Price £1,700,000

CLARKE  GAMMON
WELLERS

Gospel Green Cottage

GOSPEL GREEN HASLEMERE SURREY GU27 3BH

GUIDE PRICE £1,700,000

A PARTICULARLY ATTRACTIVE AND UNIQUE MINI ESTATE LOCATED IN THE HAMLET OF GOSPEL GREEN, JUST SOUTH EAST OF HASLEMERE.

The main property is a lovely Grade II listed four bedroom detached home dating from the 1600s having some outstanding original features. Adjunct to that, The Creamery - a converted dairy - has four bedrooms, two bathrooms and an open plan kitchen/sitting/dining room. Further accommodation is provided by an oak framed party barn and alongside this a large single storey building with storage and workshops, various other outbuildings, former cyder house and tennis court.

- First time on the open market
- Attractive and unique mini estate
- Grade II listed main house with four bedrooms
- Converted dairy with four bedrooms
- Party barn and former cyder house
- Further outbuildings
- Tennis court
- Gardens and grounds extending to 3.6 acres
- Totally private and secluded
- Surrounded by countryside

HASLEMERE OFFICE

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Local Authority: Chichester District Council. Tax Band H

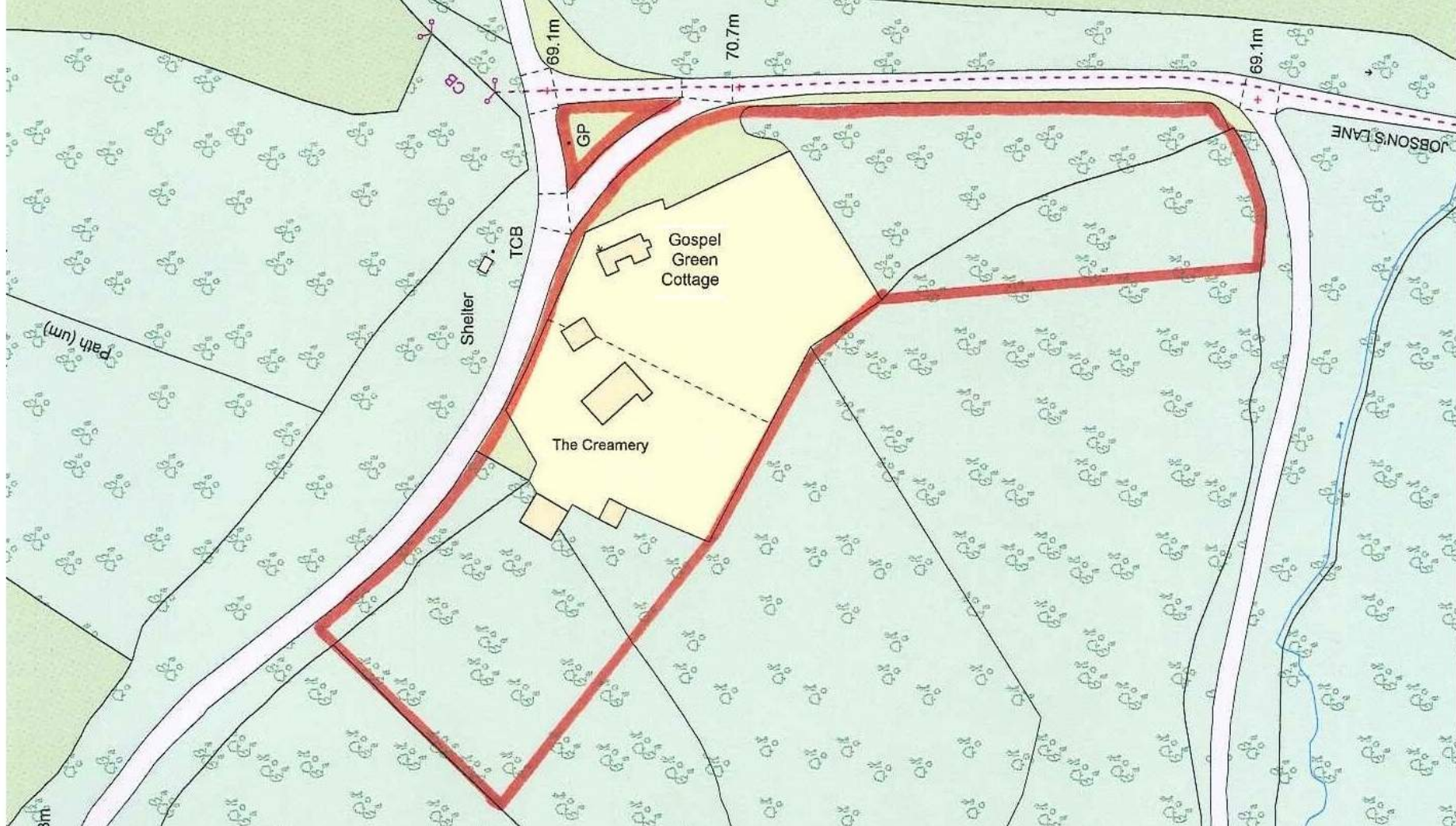
Services: Mains water and electricity. Private drainage. Oil fired heating to Cottage and Creamery











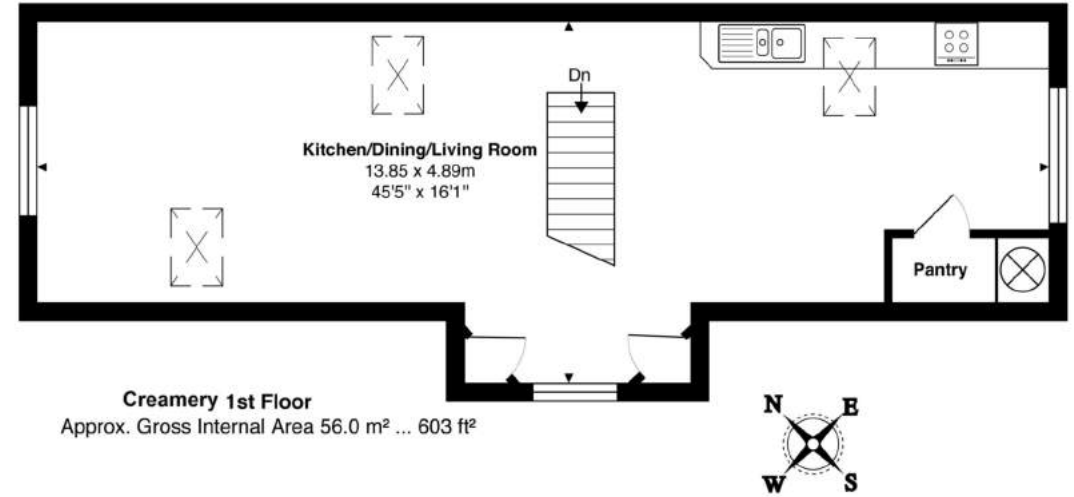
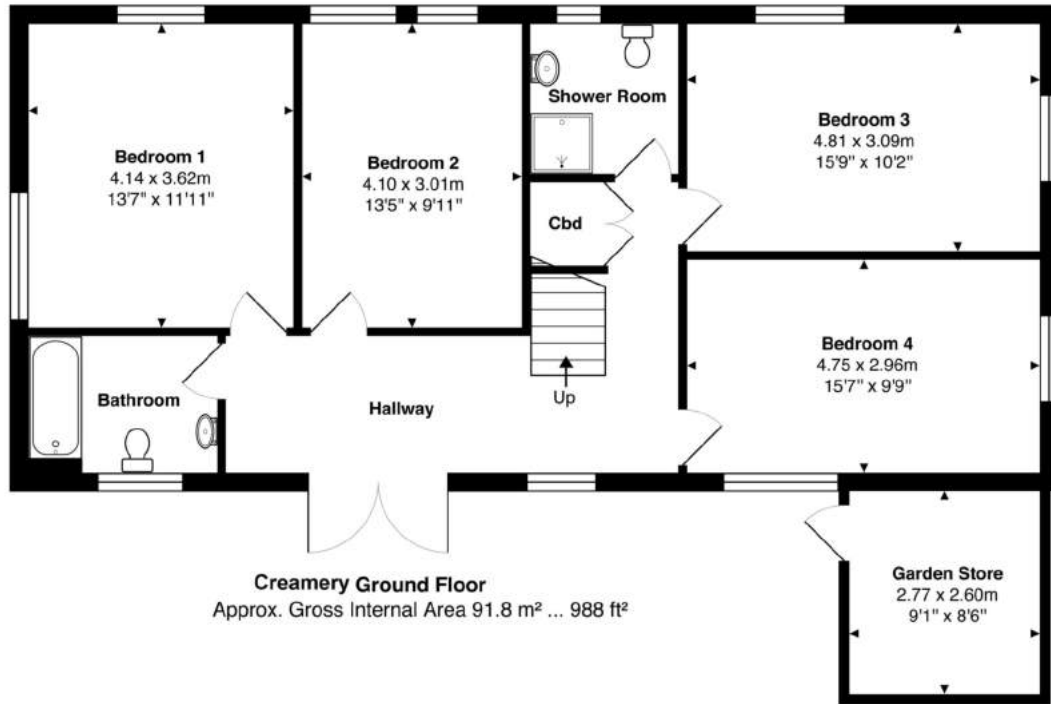
GARDENS AND GROUNDS

Surrounded by delightful cottage gardens and lawns flowing into mature broadleaf woodland, the property extends to 3.6 acres all totally private and secluded.

SITUATION

Surrounded by fabulous walking country, Gospel Green lies close to the National Trust owned Black Down and the Sussex Border Path which runs from Thorney Island to Rye. Nearby Haslemere offers a comprehensive range of shops including Waitrose, M & S Food and Tesco, boutiques, restaurants, public houses and coffee bars. There are two hotels;

The Georgian and Lythe Hill Hotel both of which have spa facilities. There are two sports centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area - of particular note are Hindhead, Hankley, Blackmoor, Liphook and Old Thorns Golf and Country Club. The area is renowned for its excellent schools, both state and private. The A3 can be accessed at Hindhead or Milford giving connections to the M25, Heathrow and Gatwick airports and the south coast. The main line station offers a fast and frequent service into London Waterloo from 49 minutes.



Total Approx. Gross Internal Area 147.8 m² ... 1591 ft²
 All measurements are approximate and for display purposes only. Not to scale.

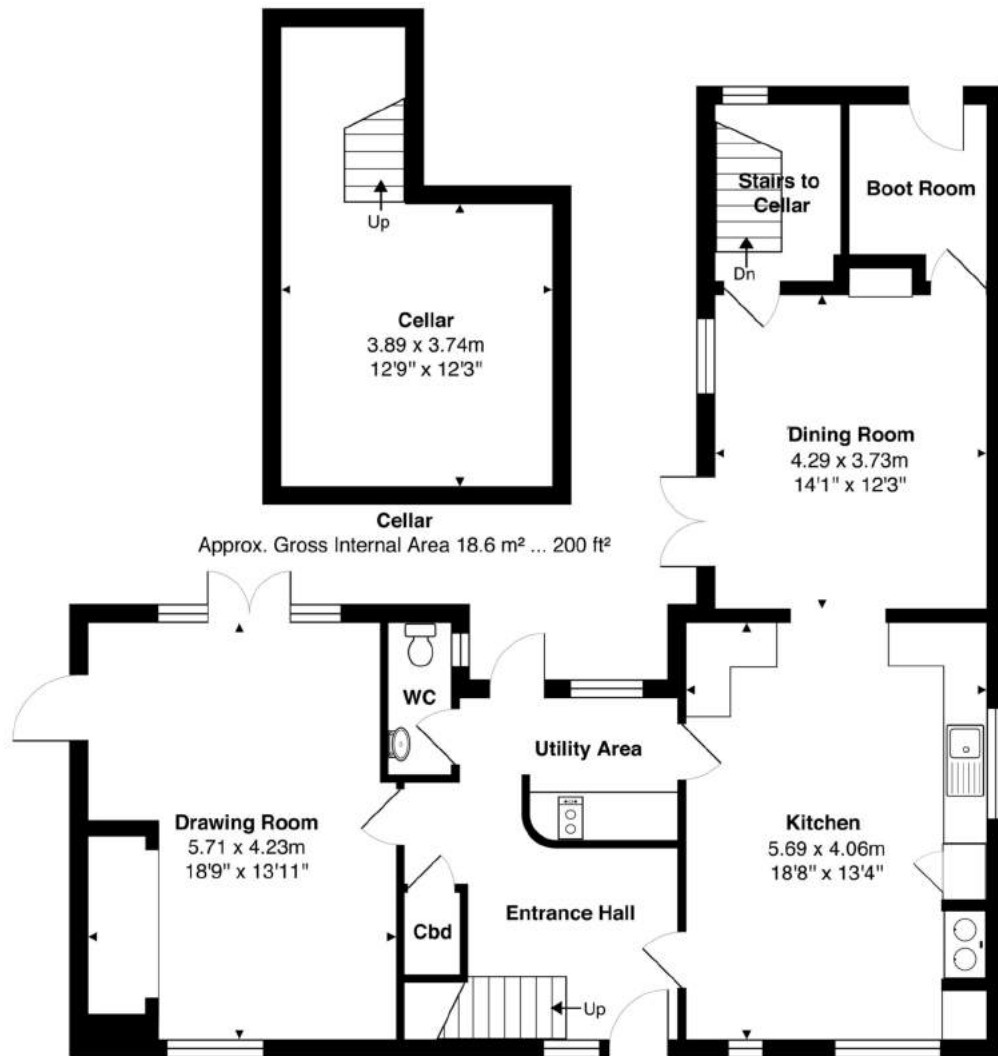
DIRECTIONS

From our office in Haslemere High Street proceed south turning left at the Town Hall onto Petworth Road. Continue for approximately 1.7 miles then take the right hand turn at the top of the hill signposted Lurgashall Winery. Proceed for just over 1 mile and the property will be found on the right at the junction by the green.

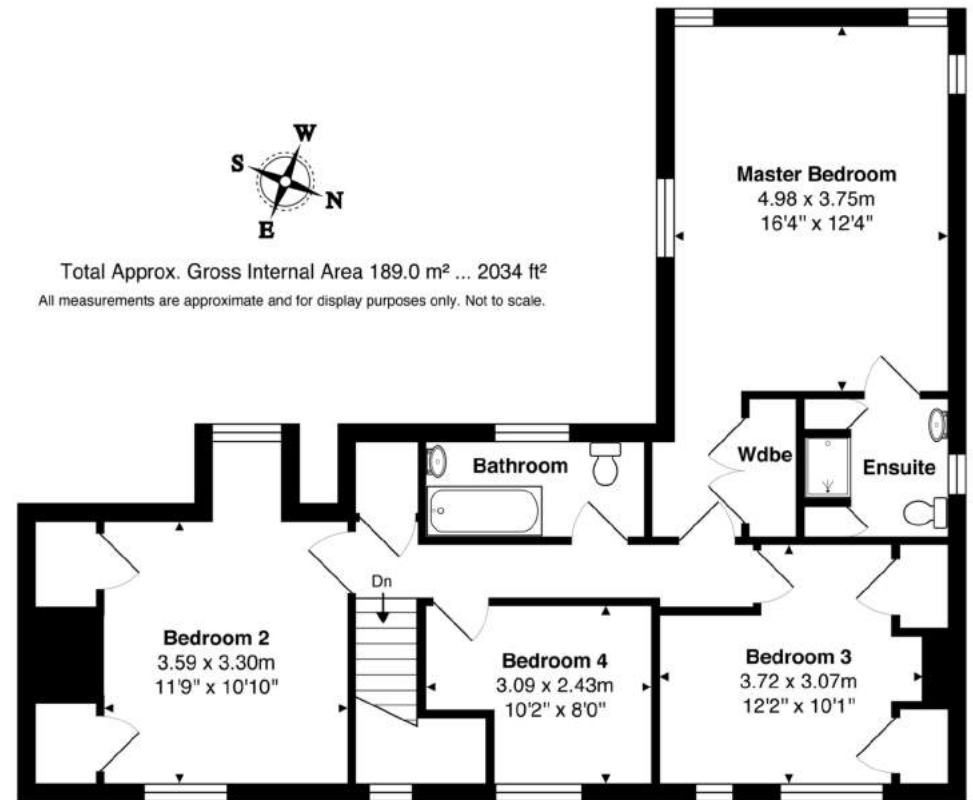
Heading south on the A283 proceed through Chiddingfold and continue for a further 2.5 miles turning right at the crossroads signposted Gospel Green/Lurgashall Winery. Continue for a further 0.5 mile and the property will be found on your left at the junction by the green.

- Haslemere town centre 2.9 miles**
- Haslemere main line station 3.2 miles**
- Petworth 7.3 miles**
- Godalming 10.4 miles**
- London 46 miles**

All distances approximate



Main House Ground Floor
Approx. Gross Internal Area 94.0 m² ... 1011 ft²



Main House 1st Floor
Approx. Gross Internal Area 76.4 m² ... 823 ft²

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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