

CHESHAM COTTAGE

HASLEMERE • SURREY

CHESHAM COTTAGE

HIGHERCOMBE ROAD, HASLEMERE, SURREY, GU27 2LP

Chesham Cottage is a wonderful double-fronted detached period home, occupying a private and established setting on the highly regarded Highercombe Road in Haslemere.

Approached through electric gates and surrounded by attractive wrap-around gardens, the property combines an abundance of traditional character with exceptionally generous and versatile accommodation extending to approximately 2,229 sq ft, together with substantial garaging.

The attractive elevations immediately set the tone, with distinctive tile hanging, handsome bay windows and a tiled roof creating a quintessential Surrey appearance. Internally, the house retains a warm and individual character, with well-proportioned rooms, high ceilings and an abundance of natural light.

A welcoming central entrance hall provides access to the principal reception rooms. To the front are two generous reception rooms, both featuring bay windows overlooking the gardens. The drawing room is particularly impressive, extending to over 19ft and centred around an attractive period fireplace, while the sitting room provides a further comfortable and versatile living space.

The dining room is a superb feature of the house, measuring approximately 21ft in length and providing ample space for both formal dining and entertaining. A wide bay window enjoys views across the surrounding gardens and further enhances the sense of space and light.

The kitchen/breakfast room is another excellent family space, extending to approximately 19ft and fitted with a comprehensive range of cabinetry and work surfaces, together with a traditional range cooker. There is plenty of room for informal dining, while French doors provide a direct connection to the garden. A separate utility room and ground-floor cloakroom complete the accommodation on this level.

Upstairs, the accommodation is equally impressive. The principal bedroom is complemented by a substantial adjoining dressing room and ensuite bathroom, creating an excellent principal suite with considerable potential to tailor the arrangement to individual requirements.

There are three further generous double bedrooms on the first floor, one of which benefits from an ensuite shower room, whist the other two are served by a modern ensuite bathroom. Accessed by a fixed ladder, the second floor provides an additional study, ideal for those working from home or as a quiet hobby room.



CONTACT: SEYMOURS PRESTIGE HOMES
35A HIGH STREET, HASLEMERE, SURREY, GU27 2JY

01428 787878
SALES@SEYMOURS-HASLEMERE.CO.UK

















ACCOMMODATION & SPECIFICATION

Wonderful double-fronted detached period home | Highly regarded Highercombe Road location

Approximately 2,229 sq ft of versatile accommodation | Three generous reception rooms with period character

Spacious 19ft kitchen/breakfast room with garden access | Four double bedrooms plus separate study

Principal bedroom with substantial dressing room | Private, established wrap-around gardens

Electric gated driveway with extensive parking | Substantial double garage plus additional separate single garage























OUTSIDE & LOCATION

Outside, Chesham Cottage is approached via electric gates opening onto a generous driveway with extensive parking. A particular feature is the substantial detached double garage, in addition to a further separate single garage, providing exceptional parking, storage and workshop space.

The established gardens wrap around the house and create an attractive sense of privacy and seclusion. Mature trees, shrubs and planting provide year-round interest, with areas of lawn and paved south facing terraces offering several places to sit, entertain and enjoy the surroundings. The mature setting complements the period character of the house beautifully and gives the property a wonderfully tucked-away feel.

Highercombe Road enjoys one of Haslemere's most desirable residential settings, combining peace and privacy with exceptional convenience. Positioned within easy reach of the town centre, residents can enjoy an excellent selection of independent boutiques, cafés, restaurants and everyday amenities, while Haslemere's mainline station provides fast services to London Waterloo in under an hour, making it ideal for commuters. The surrounding area is renowned for its outstanding natural beauty, with the National Trust-owned Swan Barn Farm, Black Down and the Devil's Punch Bowl offering miles of scenic walking, cycling and riding opportunities. Families are equally well catered for, with an excellent choice of highly regarded state and independent schools nearby, making this a superb location for all stages of life.

SERVICES & LOCAL AUTHORITY

Tenure	Freehold
EPC Rating	E
Council Tax Rating	Band G
Local Authority	Waverley Borough Council
Services	Mains water, mains drainage and central heating to radiators via a gas boiler.





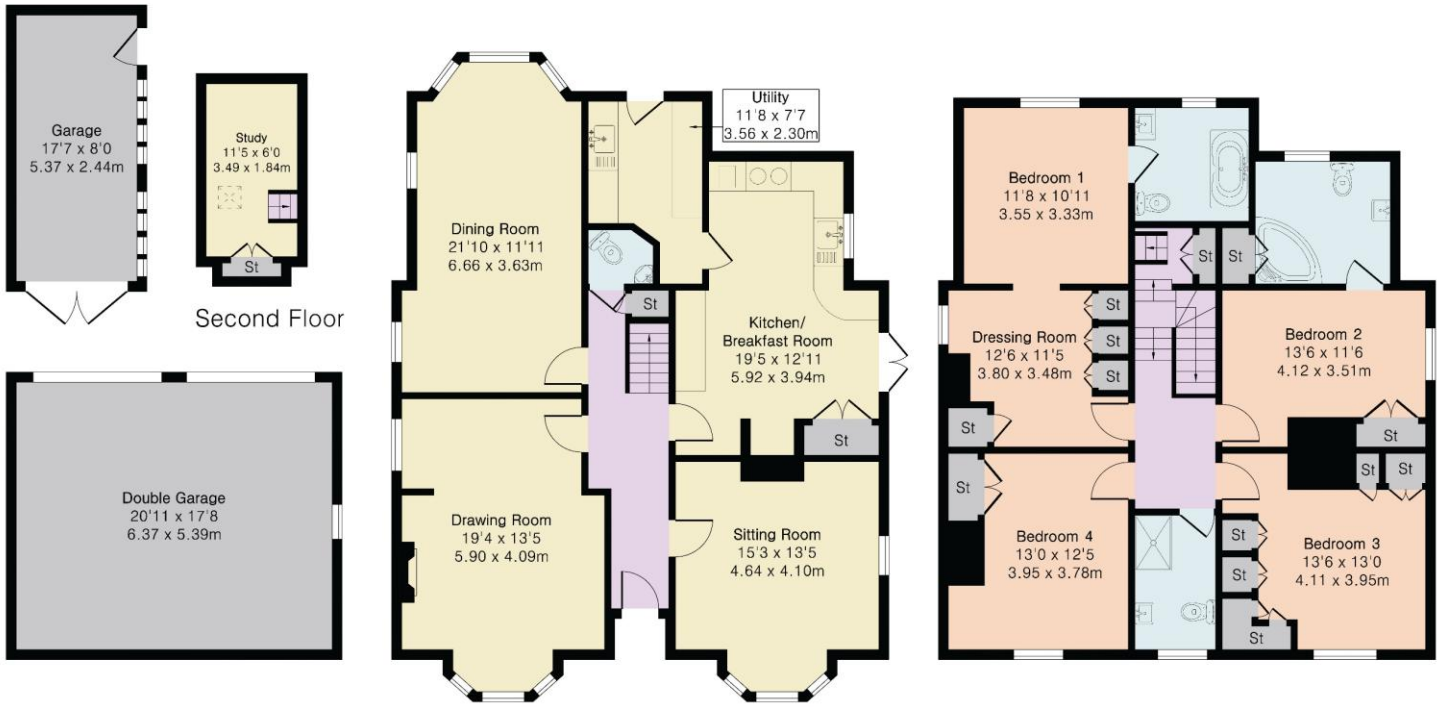






Approximate Gross Internal Area 2229 sq ft - 206 sq m
(Excluding Garage)

Ground Floor Area 1103 sq ft – 102 sq m
First Floor Area 1057 sq ft – 98 sq m
Second Floor Area 69 sq ft – 6 sq m
Garage Area 511 sq ft – 47 sq m



Seymours
PRESTIGE HOMES

The Property Ombudsman
ctsi APPROVED CODE TradingStandards.uk

Seymours

PRESTIGE HOMES

35a High Street, Haslemere, Surrey, GU27 2JY
01428 787878
sales@seymours-haslemere.co.uk
www.seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements or details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.