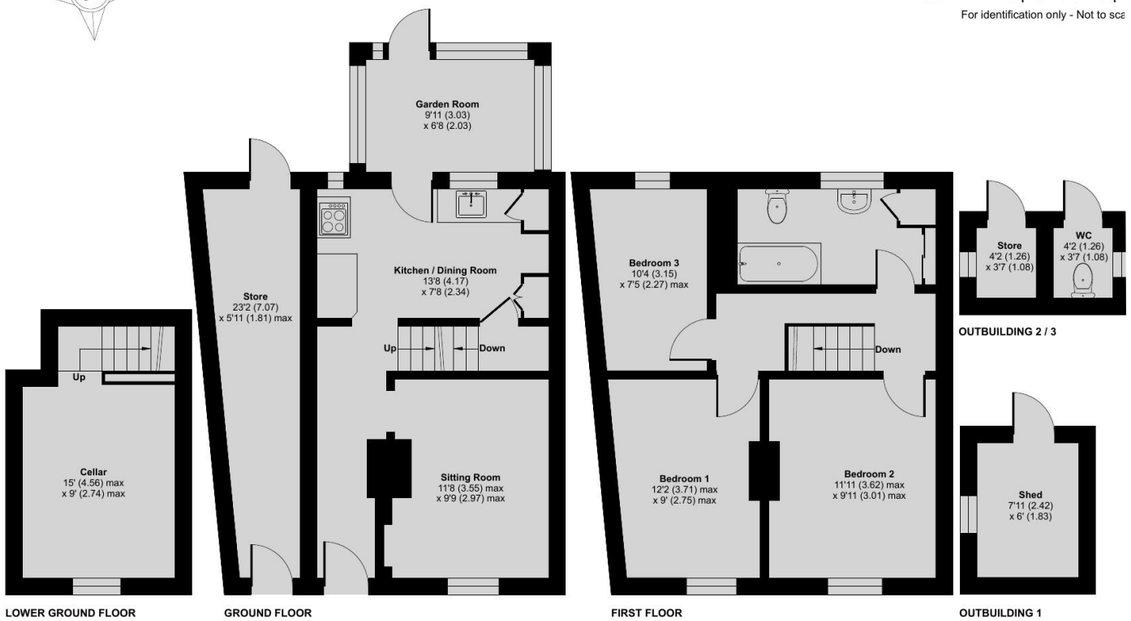
Seymours

Shepherds Hill, Haslemere, Surrey, GU2

Approximate Area = 959 sq ft / 89 sq
Outbuildings = 185 sq ft / 17.1 sq
Total = 1144 sq ft / 106.1 sq
For identification only - Not to sca



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1437105



13 Shepherds Hill, Haslemere, Surrey, GU27 2NB

Guide Price £290,000 Freehold

A charming Grade II listed period cottage, ideally positioned in the heart of Haslemere on the ever-popular Shepherds Hill, offering tremendous potential for refurbishment and modernisation.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	D	1144	0.5 Miles	Band D	N/A	N/A

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

ental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £1,500 PCM once refurbished.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 35A High Street, Haslemere, Surrey, GU27 2JY.





Seymours

Your property partner for life

This characterful home enjoys an elevated position with delightful far-reaching views across the rooftops of Haslemere from the rear, creating a wonderful sense of outlook and privacy.

The accommodation is arranged over three floors and currently comprises a sitting room with fireplace, a kitchen/dining room to the rear, and a garden room opening onto the outside space. On the first floor are three bedrooms and a family bathroom, while a useful cellar provides additional storage on the lower ground floor.

Externally, the property benefits from a terraced rear garden with outbuildings, offering scope for landscaping and improvement. The elevated setting enhances the attractive outlook, making it a particularly appealing feature of the home.

While the property retains a wealth of period charm, it would now benefit from a programme of modernisation, presenting an exciting opportunity for buyers to create a bespoke home in a prime central location.

Shepherds Hill is perfectly situated for Haslemere's excellent range of shops, restaurants and mainline station, making this an ideal purchase for those seeking a character property with potential in a highly desirable setting.











