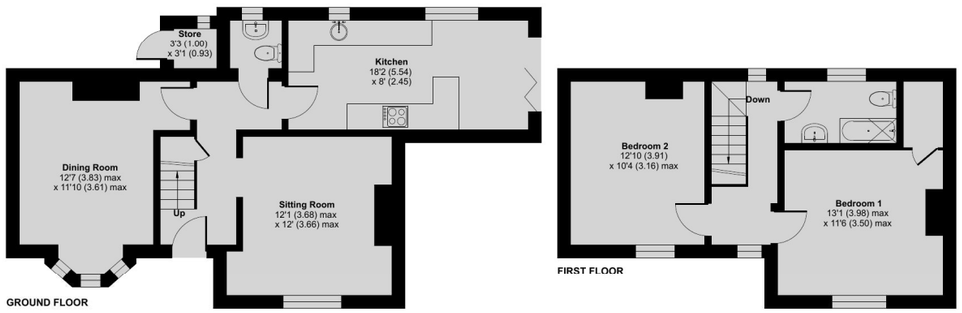
Seymours

Critchmere Lane, Haslemere, Surrey, GU27

Approximate Area = 947 sq ft / 87.9 sq m
Store = 10 sq ft / 0.9 sq m
Total = 957 sq ft / 88.8 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). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1439997



45 Critchmere Lane, Haslemere, GU27 1PT

£475,000 Freehold

Prosperous Cottage is a truly charming and beautifully presented two-bedroom period home, enviably positioned on the desirable western fringes of Haslemere. Offering a wonderful blend of character, comfort and practicality, the property is within easy reach of local shops, amenities and Haslemere's mainline station, while also being just moments from stunning National Trust countryside.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	To be confirmed	957sq/ft	1.2mi	Band E	N/A	N/A

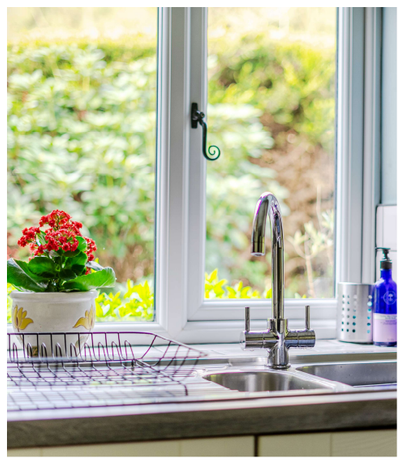
Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £1500 PCM.

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.





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Upon entering, the property immediately reveals its character and warmth. The sitting room, positioned to the front, benefits from a pleasant outlook and features an open, working fireplace with a brick hearth, creating a cosy focal point ideal for relaxing evenings. A second reception room provides excellent versatility and could be used as a formal dining room, home office, snug, or even a third bedroom if required. This room also enjoys the charm of a feature fireplace, enhancing the cottage's period appeal.

To the rear of the property, the extended kitchen/breakfast room forms the heart of the home. Thoughtfully designed and stylishly finished, it offers a light-filled space with a double aspect overlooking the gardens. The kitchen is fitted with a range of integrated appliances and complemented by a breakfast bar, making it ideal for both everyday living and entertaining. Bifold doors open seamlessly onto the garden, allowing for a wonderful indoor-outdoor flow during the warmer months and making it perfect for hosting family and friends. A downstairs cloakroom adds further convenience.

Stairs rise to the first floor where a charming galleried landing provides access to two generous double bedrooms, both well-proportioned and filled with natural light. The family bathroom serves this level and is fitted to a good standard, completing the internal accommodation.

Externally, the gardens are a particular highlight of the property. Wrapping around the cottage, they offer a variety of spaces to enjoy throughout the day. A south-facing terrace provides the perfect setting for outdoor dining and summer entertaining, while the lawned areas offer space for relaxation or children to play. The gardens are thoughtfully landscaped, with well-stocked borders featuring a wide selection of flowers, herbs, shrubs and a number of mature trees, creating a private and established feel.

Further benefits include a garden shed and a brick-built store, providing useful storage solutions.

Prosperous Cottage represents a rare opportunity to acquire a characterful home in a sought-after location, perfectly suited to those looking to enjoy both village life and the surrounding countryside, without compromising on convenience.

Critchmere Lane is a sought-after residential area within Haslemere, benefitting from its proximity to the amenities in Wey Hill, mainline train station, and an excellent choice of local schools. The town itself provides a wide variety of independent shops, cafés, and restaurants, alongside larger supermarkets and leisure facilities. For commuters, Haslemere station offers direct services to London Waterloo in under an hour, while the surrounding countryside, including Blackdown and the South Downs National Park, provides miles of scenic walks and outdoor pursuits.











