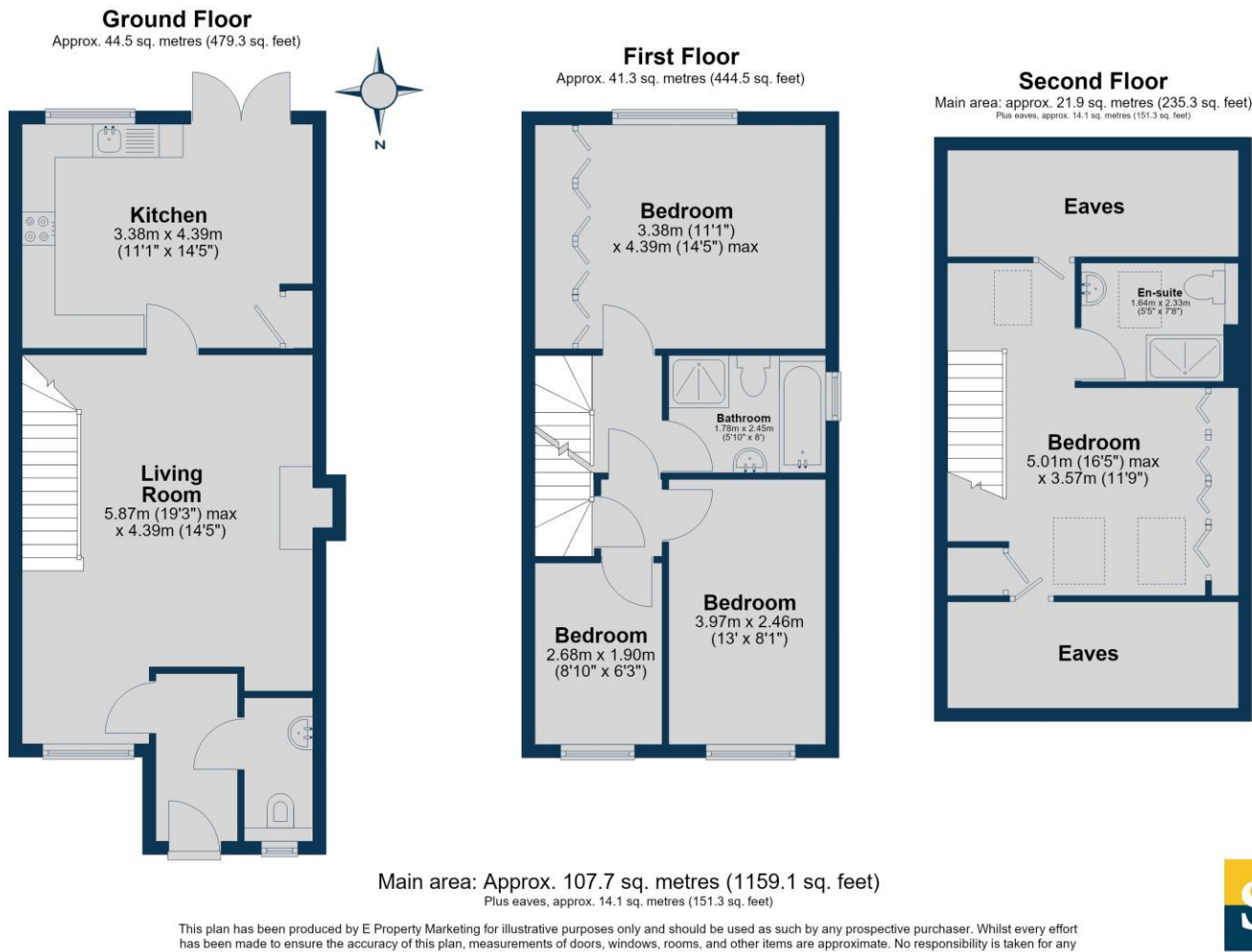




Seymours

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Hawthorn Cottage is an attractive and well-presented four-bedroom home, offering versatile accommodation arranged over three floors.

Approached via a driveway providing off-road parking, the brick façade is complemented by established planting and a neatly maintained front garden. A covered entrance opens into a useful entrance porch with a ground-floor cloakroom, leading through to the spacious living/dining room.

Extending to approximately 19ft in length, this welcoming reception room provides ample space for both relaxation and entertaining. An elegant stone fireplace creates an attractive focal point, while soft neutral décor, fitted carpeting and a traditional timber staircase add warmth and character. A dedicated dining area sits towards the front of the room, creating a sociable and versatile space.

To the rear, the contemporary kitchen features neutral Shaker-style cabinetry, contrasting dark granite work surfaces and integrated appliances, including an oven and gas hob. Terracotta-toned floor tiles add character, while a large window overlooks the rear garden and glazed French doors open directly onto the rear patio, creating an ideal setting for indoor-outdoor dining.

The first floor comprises three well-proportioned bedrooms, including a spacious double bedroom with extensive fitted wardrobes and feature wallpaper. A second double bedroom enjoys an outlook over the surrounding greenery, while the third bedroom provides excellent flexibility as a nursery, guest bedroom or dedicated home office.

Completing this floor is a family bathroom fitted with a bath, separate shower enclosure, wash basin and WC.

A second staircase rises to the impressive top-floor principal bedroom where sloping ceilings and twin Velux windows create a light and characterful retreat. Built-in storage, a contemporary en-suite shower room and additional eaves storage complete this level.



Outside, a paved patio sits immediately beyond the kitchen's French doors, with steps leading to a lawn bordered by established shrubs and planting.

Situated on Copse Road, Hawthorn Cottage is conveniently positioned for Haslemere's excellent selection of independent shops, cafés, restaurants and everyday amenities.

The mainline railway station is just over 1.5 miles away and provides regular services to London Waterloo and Portsmouth. surrounding countryside, including the South Downs National Park and National Trust landscapes, provides excellent opportunities for walking and outdoor pursuits.

