

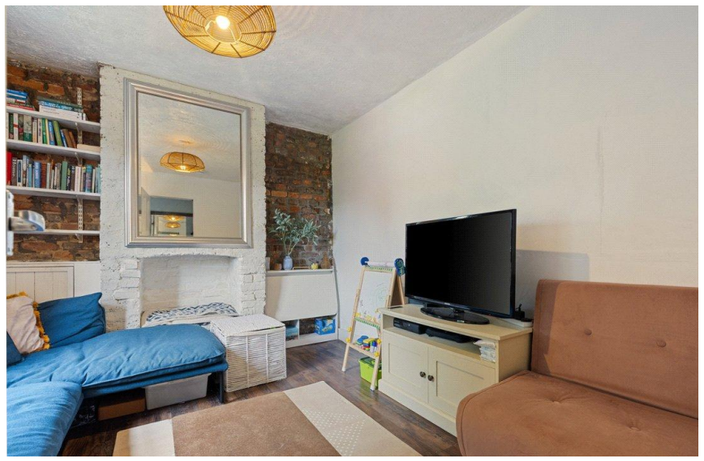
Seymours

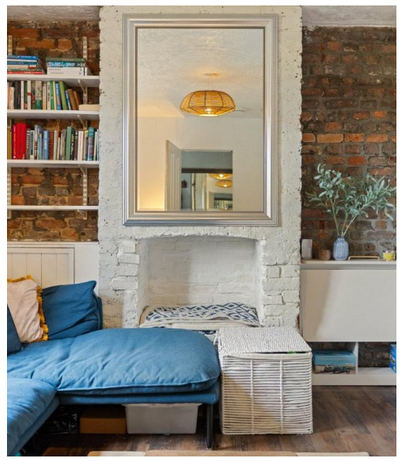


69, Kings Road, Haslemere, GU27 2QG

£300,000

A charming two-bedroom Victorian cottage combining period character with a stylish country-style kitchen, cosy sitting room featuring exposed brickwork, and two well-proportioned bedrooms. Further highlights include attractive original flooring and a mature tiered rear garden. Conveniently situated within easy reach of Haslemere town centre and mainline station.





Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	D	745	0.23	Band C	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 £1600 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.

Seymours

Your property partner for life

This attractive two-bedroom Victorian cottage offers a wonderful blend of period charm and contemporary country-style living. With character features throughout, a tiered garden, the property presents an appealing opportunity for buyers seeking a home with personality and versatile outside space.

A traditional red-brick façade creates an inviting first impression, with the front door opening into a welcoming hallway. To the front of the property, the cosy sitting room is full of character, featuring exposed brickwork and bespoke-style shelving. Wood-effect flooring adds warmth, while replacement sash window provides natural light.

Continuing through the hallway, the kitchen is a particular highlight, thoughtfully arranged with a combination of cream and deep blue Shaker-style cabinetry, solid wood worktops and a traditional Belfast sink. A range-style cooker enhances the country cottage feel, while white tongue-and-groove panelling, recessed lighting and attractive wood flooring complete the look. A central breakfast bar provides an informal dining space, making this a sociable and practical room for everyday living. Beyond the kitchen is a useful rear lobby with a separate WC and access to the outside.

Upstairs, the first floor provides two well-proportioned bedrooms, both retaining the charm of the property's Victorian heritage. The principal bedroom is particularly spacious, with two replacement sash windows allowing plenty of natural light and attractive exposed wooden floorboards. The second bedroom also benefits from painted timber flooring and offers flexibility as a children's bedroom, guest room or home office. A family bathroom completes the accommodation, fitted with a bath and overhead shower, washbasin and WC.



Outside, the rear garden is a distinctive feature of the property, arranged over several levels with established trees, mature shrubs and leafy borders creating a wonderfully secluded atmosphere. Steps lead through the garden to an elevated, enclosed seating area enjoying an attractive outlook across neighbouring rooftops and surrounding greenery.

Kings Road is conveniently positioned for Haslemere's excellent range of independent shops, cafés, restaurants and everyday amenities. The town's mainline railway station provides regular services to London Waterloo and Portsmouth and is just 0.23 miles away, while nearby National Trust countryside and the South Downs National Park offer superb opportunities for walking and outdoor pursuits. A choice of well-regarded schools further enhances the appeal of this popular location.









