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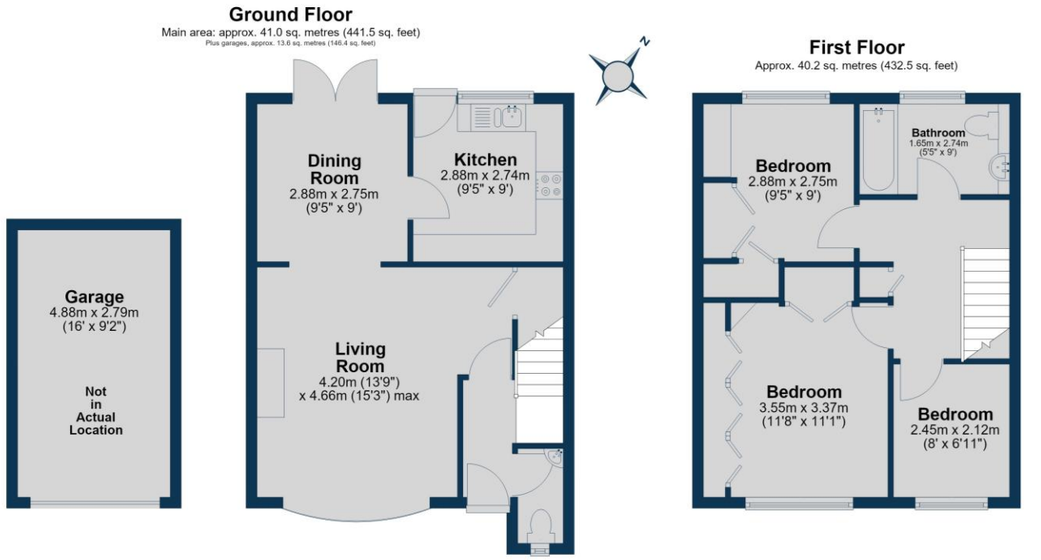
4 Tanners Court, Tanners Lane, Haslemere, GU27 2PB

£450,000 Freehold

An attractive three-bedroom home offering well-balanced accommodation, a spacious sitting room opening into a separate dining room with French doors opening onto a beautifully maintained rear garden, a fitted kitchen, ground floor cloakroom and separate garage. Offered to sale with no onward chain, the property is ideally positioned just a short walk from Haslemere's town centre, local amenities and mainline station. The property also qualifies for Haslemere resident parking permit, providing a convenient and cost-effective parking solution.







Main area: Approx. 81.2 sq. metres (874.0 sq. feet)

Plus garages, approx. 13.6 sq. metres (146.4 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	To be confirmed	874	0.2	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 £1,775 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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Your property partner for life

This appealing three-bedroom home offers well-proportioned accommodation, a beautifully landscaped rear garden and the added benefit of a separate single garage. Extending to approximately 874 sq ft, the property combines comfortable living space with a tranquil, leafy setting, all within convenient reach of Haslemere's excellent amenities.

Approached through a gated, attractive front garden, a pathway bordered by mature shrubs and colourful planting leads to the property's welcoming front entrance. Inside, an entrance hall provides access to a useful ground floor cloakroom before opening into the spacious sitting room.

Enjoying plenty of natural light from an attractive front-facing bay window, the sitting room offers an inviting space to relax and unwind. A fireplace with a stone-effect surround creates a charming focal point, while the neutral décor enhances the room's bright and airy feel. An open archway connects seamlessly with the adjoining dining room, creating an excellent flow between the two reception areas.

Positioned at the rear of the property, the dining room provides an ideal setting for everyday dining and entertaining. Glazed French doors open directly onto the paved terrace and beautifully maintained rear garden, creating a wonderful connection between the indoor and outdoor spaces.

Adjacent to the dining room, the fitted kitchen enjoys a pleasant outlook over the rear garden and offers a practical arrangement of wall and base units, complemented by ample worktop space and tiled splashbacks.

Upstairs, the first-floor landing leads to three bedrooms and the family bathroom. The principal bedroom is a comfortable double, featuring an extensive range of fitted wardrobes and storage cupboards, together with a large window overlooking the attractive front gardens. The second bedroom is another well-proportioned double, enjoying a peaceful rear aspect and benefiting from fitted wardrobes, drawers and shelving.

The third bedroom is currently arranged as a dedicated home office, complete with fitted desks, cupboards and shelving, making it ideal for those working from home. Alternatively, the room could easily serve as a single bedroom or nursery. Completing the accommodation is a family bathroom fitted with a bath and overhead shower, wash basin with vanity storage and WC.



Outside, the beautifully maintained rear garden is a particular highlight of the property. A generous paved terrace provides an excellent space for outdoor dining and entertaining, while the gently curving lawn is framed by established flowerbeds, mature shrubs and colourful seasonal planting. Enclosed by fencing and mature greenery, the garden offers an attractive degree of privacy and a peaceful setting in which to relax.

To the front, the property enjoys an appealing approach through a well-established garden, with mature trees, manicured hedging and planted borders creating a lovely sense of greenery. A separate single garage, located within a nearby block, provides valuable parking or additional storage. Tanners Lane residents are also eligible for Surrey County Council Residents parking permits which cost £88 for the year.

Tanners Court occupies a particularly convenient position along Tanners Lane, just moments from the heart of Haslemere. The historic High Street offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, while Haslemere's mainline station is approximately a quarter of a mile away, providing regular services to London Waterloo and Portsmouth. The highly regarded St Bartholomew's Primary School is also nearby, making the location appealing to families. Surrounded by beautiful Surrey countryside, Haslemere offers access to scenic walking routes, woodland and the South Downs National Park, combining the charm of a traditional market town with excellent transport connections.









