



Copse Road, Hammer, Haslemere, Surrey, GU27 3QH
Price Guide £550,000 Freehold

CLARKE  GAMMON
1919

2A COPSE ROAD HASLEMERE SURREY GU27 3QH

Attractive and individual
modern detached house

Three well balanced
bedrooms

First floor bathroom,
ground floor shower room

Large versatile double
aspect living/dining room

Underfloor heating on the
ground floor

Non estate village location

Low maintenance south
facing rear garden

Off street driveway parking

Kitchen/breakfast room

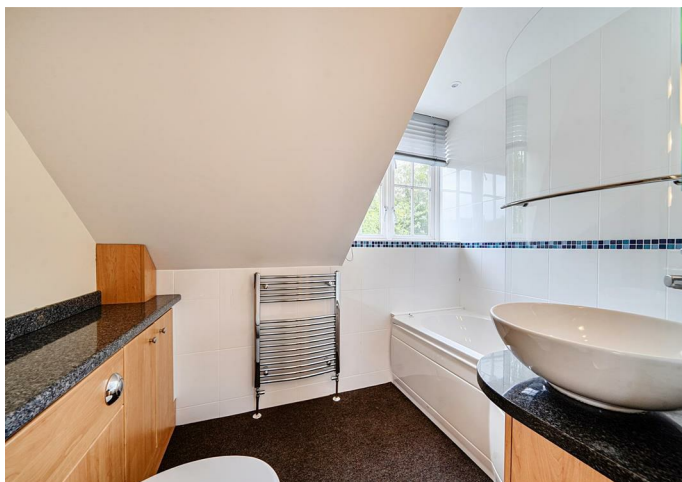
No onward chain



A modern, individual and bright detached three bedroom house, quietly located in the popular village of Hammer, close to walks and countryside, being sold with no onward chain.

THE PROPERTY

Versatility is the key feature of this attractive and individual modern home, being sold with the added convenience of having no onward chain. With the rear of the house facing south, natural light fills the principal ground floor rooms and garden. The impressive L-shaped living/dining room has both front and rear aspects, a feature fireplace with gas fire, sliding doors to the garden and a useful bay window that could be used as a study area. Underneath the carpet in this room is smart and practical laminate wooden flooring. The welcoming reception hall has 2 separate storage areas off it, as well as the cloak/shower room. The sleek tiled floor continues through into the kitchen/breakfast room, which has a good range of fitted appliances and a dedicated breakfast bar. There is also the added benefit of underfloor heating on the ground floor. Upstairs are three well balanced bedrooms, complemented by the family bathroom. There are both Velux and traditional windows and a large eaves storage area.



THE GROUNDS

Outside, the property benefits from a shingled front garden behind a low level wall and decorative railings. To the side is a driveway with parking for one car. A paved path leads to covered front entrance porch. To the rear, designed for low maintenance, is a paved garden which enjoys a lovely sunny Southerly aspect and has a timber pergola and hose tap.

SITUATION

The popular village of Hammer lies on the south-western outskirts of Haslemere and just 2.5 miles from the centre of Liphook. Hammer is surrounded by some beautiful countryside including Marley Common, Bramshott Common and Hindhead Common, perfect for long walks, bike rides and horse riding. Shottermill with its attractive National Trust owned ponds is just a short distance away, along with Arnolds Garage and convenience store and Camelsdale Infant and Junior school. In nearby Weyhill are Tesco and M & S Food along with local shops, cafes and restaurants. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots, restaurants, public houses and coffee bars. There are two hotels; The Coppa Club in the High Street and Lythe Hill. The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast.

Camelsdale -1 mile
Shops and amenities in Weyhill -1.2 miles
Haslemere mainline station -1.4 miles
A3 access point at Hindhead -1 mile
Haslemere Town Centre -2 miles
Godalming - 10.5 miles
Guildford - 17.5 miles

All distances are approximate

Copse Road, Haslemere, GU27

Approximate Area = 1117 sq ft / 103.7 sq m

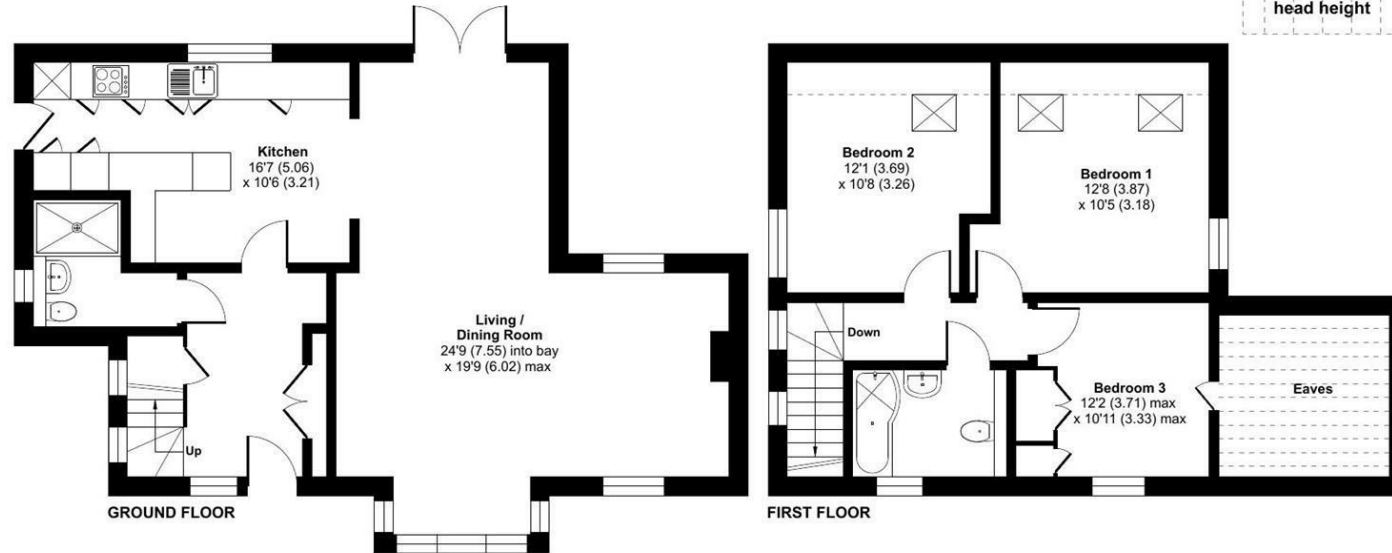
Limited Use Area(s) = 118 sq ft / 10.9 sq m

Total = 1235 sq ft / 114.6 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Clarke Gammon. REF: 1515182

LOCAL AUTHORITY

Chichester District Council

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
gas central heating

what3words
skillet.rejoins.harmonica

15th September 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

CG HASLEMERE OFFICE

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DIRECTIONS

From Haslemere High Street, turn right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst). Continue for approx 1 mile and turn right into Bell Road. At the T-junction turn right and then almost immediately left into Camelsdale Road. Continue until the roundabout taking the 1st exit onto Linchmere Road. Continue for approx 0.4 miles, turning right into Heath Road, at the end, turn right into Copse road, the property will be found on the right.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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