



1 Sandrock, Haslemere, Surrey GU27 2PS
Price Guide £500,000 - Leasehold - 579 yrs remaining

CLARKE  GAMMON
1919

**LITTLE SANDROCK COTTAGE 1 SANDROCK
HASLEMERE SURREY GU27 2PS**

Price Guide £500,000

Grade II listed character
cottage

2 bedrooms
study/bedroom 3

Sitting/dining room with
Inglenook fireplace

Additional lower ground
basement/storage

Kitchen & 1st floor bathroom

Undercroft garage

Front and rear gardens

Scope for modernisation

Short walk to the Station &
High Street



A charming character Grade II listed semi detached cottage in the heart of Haslemere's conservation area, requiring some renovation and modernisation, just a short walk from Hasemere station and High Street.

THE PROPERTY

Little Sandrock Cottage is a quintessential period listed semi detached cottage with original parts dating back to the early 17th century. The property has been a much loved home to the current owners but does require some modernisation and refurbishment . The cottage has a leafy outlook with attractive stone elevations and has an incredibly convenient location with Haslemere's main line station and picturesque High Street within a short walk, under 0.3miles. With a full width front aspect there is a sitting/dining room with wooden floor, an impressive inglenook fireplace and exposed ceiling timbers. To the rear is access to the garden and the kitchen, along with stairs to a lower ground floor basement area with an additional external door. On the first floor are 2 double bedrooms and the bathroom, off which is a small third room, currently used as a study.



THE GROUNDS

To the front of the property is the walled East facing garden with a leafy out look to the woodland beyond Sandrock which has a pretty pathway linking up to Lower Street. To the East side and accessed off Courts Mount Road is the large garage underneath the patio and to the West side of the property is rear access into both the property, boiler house, further outhouse and lawned West facing rear garden. NOTE, there is pedestrian access to the neighbouring property.

SITUATION

Haslemere Town Centre provides a comprehensive range of shops, boutiques, restaurants, pubs and coffee bars, together with a Boots pharmacy and Waitrose supermarket. There is a main line station serving London Waterloo in under one hour, and good motorway connections via the A3 at Hindhead. To the west of the town centre is Weyhill, which offers a variety of independent shops, together with Tesco supermarket and M&S Food Hall. There is also the Haslemere Library and the Haslewey Community Centre which offers a Post Office Counter. Leisure facilities can be found centrally at Haslemere Leisure Centre, and slightly further afield at The Edge and recreation ground. There are numerous golf courses in the surrounding area and excellent state and private schools for all ages. Much of the countryside is National Trust owned and provides for many wooded and view point walks. Heathrow, Gatwick, Southampton and Farnborough airports are within 1 hour by road.

Haslemere High Street - 0.3 miles

Haslemere station - 0.3- miles

A3 at Hindhead - 4 miles

Farnham -12 miles

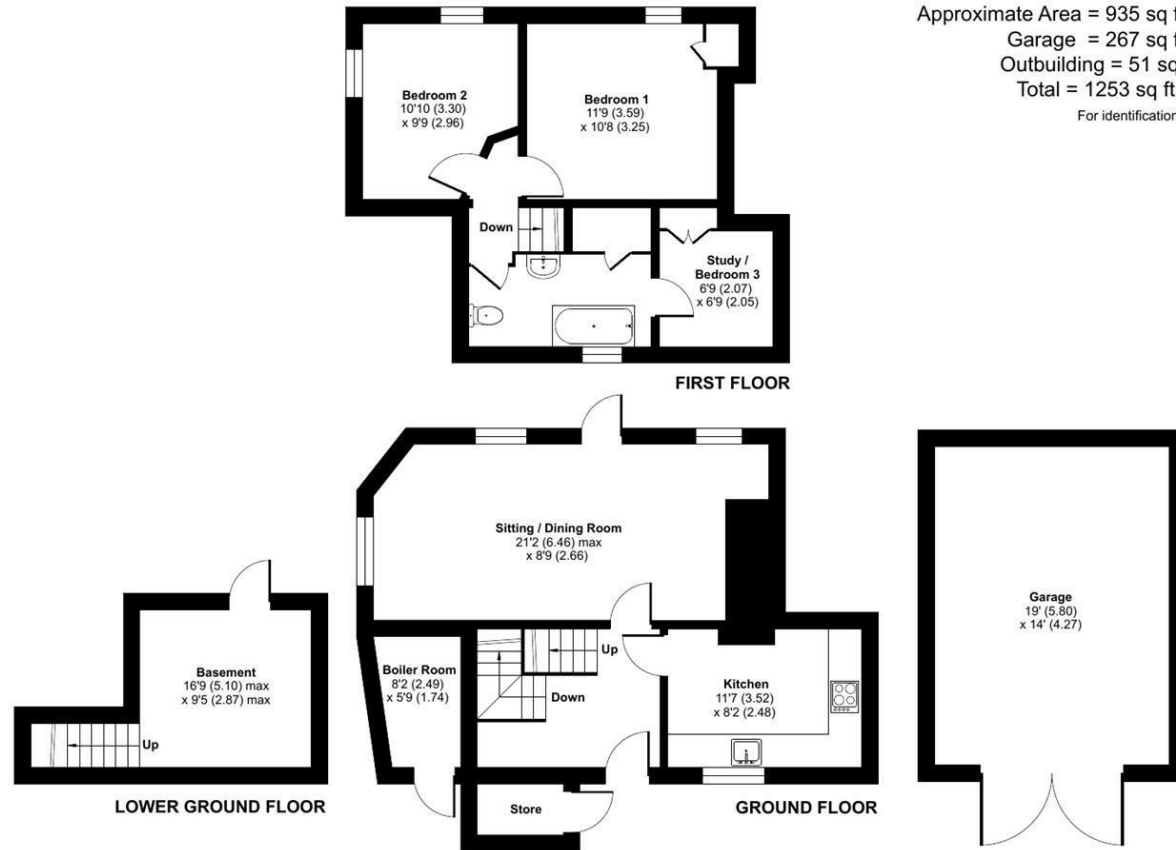
Guildford -15 miles

All distances approximate

Sandrock, Haslemere, GU27

Approximate Area = 935 sq ft / 86.8 sq m
Garage = 267 sq ft / 24.8 sq m
Outbuilding = 51 sq ft / 4.7 sq m
Total = 1253 sq ft / 116.3 sq m

For identification only - Not to scale



LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
gas central heating

Agents note

The property is subject to a long lease with 579 years unexpired

8th July 2026

 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: 1471369

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DIRECTIONS

From our office proceed up the High Street and turn right at the Old Town Hall into Lower Street. After a short distance, and immediately prior to the right hand bend, take the left slip into Sandrock. Little Sandrock Cottage will be found on the right hand side just beyond the junction with Courts Mount Road.

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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