



Copse Road, Hammer, Haslemere, Surrey Surrey
Freehold

**BRAYBROOK COPSE ROAD
HASLEMERE SURREY GU27 3QQ**

4 Bedrooms 2 Bathrooms
18ft Living/Dining Room Off Street Parking
Gas Central Heating Fitted Kitchen
Private Rear Garden No onward chain
Cloakroom/WC Double Glazed



A modern three storey townhouse with 4 bedrooms, 2 bathrooms located in a quiet residential development in the popular village of Hammer.



THE PROPERTY

Arranged over three floors and presented in good decorative order the property is being sold as vacant possession.

To the front there is a fitted kitchen with eye/low-level storage, work surfaces and appliances including the location of the modern Worcester gas boiler.

From the 18ft living room there is a useful under stairs cupboard and views /access via French doors to the rear garden that extends to 23ft.

For the master bedroom there is a wardrobe and access to an ensuite shower room whilst the family bathroom services all the other 3 bedrooms. Also on the first floor landing there is also a useful airing cupboard with a Megaflow hot water mains pressurised system. Both 2nd floor bedrooms have storage and Velux styled windows in each.



SITUATION

The popular village of Hammer lies on the south-western outskirts of Haslemere and just 2.5 miles from the centre of Liphook. 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 Wey Hill are Tesco and M&S food store along with local shops, cafes and restaurants. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and TG Jones, restaurants, public houses and coffee bars. There are two hotels; The Georgian 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.

THE GROUNDS

There is the benefit of off-street parking and a private rear garden. The garden has a fenced perimeter and benefits from plant/shrub borders, an elevated aspect and a useful shed.

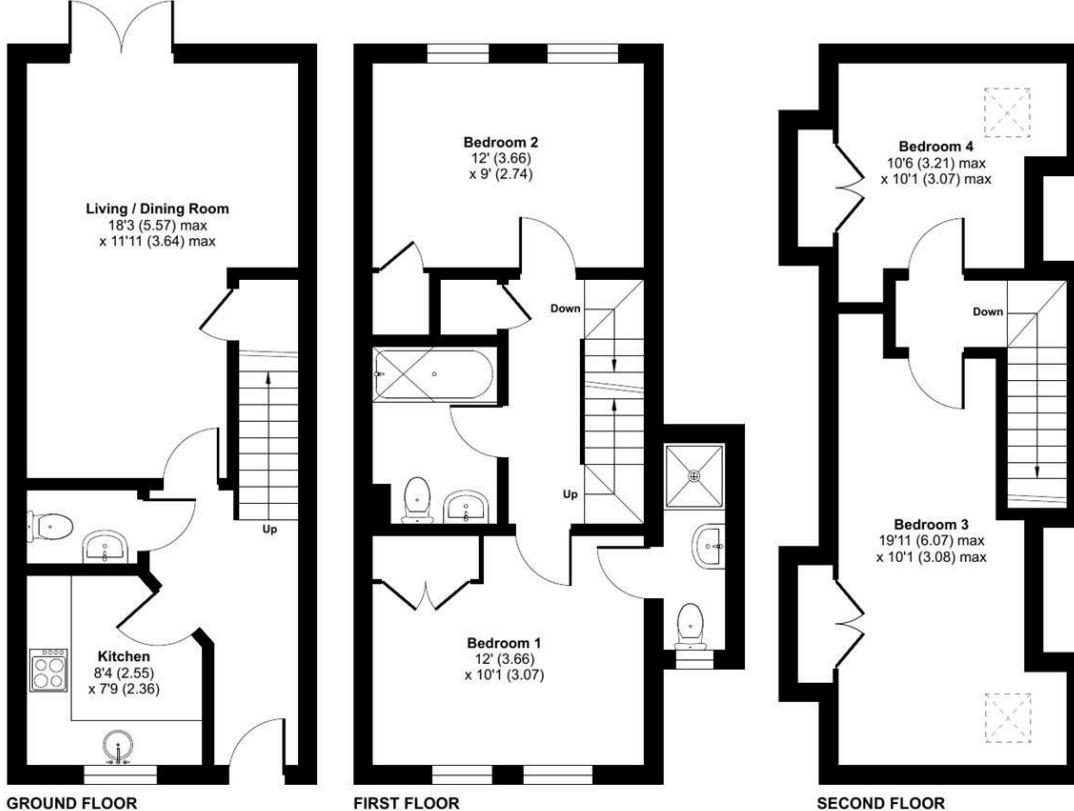
Camelsdale - 1 mile
Shops and amenities in Weyhill - 1.3 miles
Main line train station - 1.6 miles
A3 access point at Hindhead - 1 mile
Haslemere Town Centre - 2 miles
Godalming - 11 miles
Guildford - 18 miles

All distances approximate

Copse Road, Hammer, Haslemere, GU27

Approximate Area = 1076 sq ft / 99.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2026. Produced for Clarke Gammon. REF: 1400501

LOCAL AUTHORITY

Chichester

COUNCIL TAX

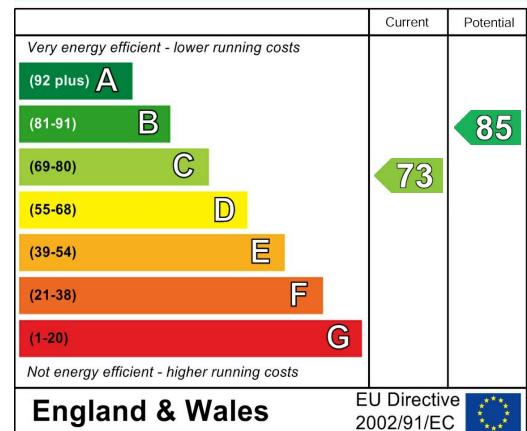
Band D

SERVICES

Mains water,
Electricity,
Mains drainage
Gas central heating

16th January 2026

Energy Efficiency Rating



CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High St proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst). Continue for approx. 1 mile and just before the sweeping left hand bend, turn right into Bell Rd. At the junction turn right then almost immediately left onto Camelsdale Rd. Proceed until the roundabout taking the 1st exit onto Linchmere Rd. Continue over the hill and take the turn for Heath Rd and Copse Road is located to the end where turning right Braybrook is further along on the bend to the left side.

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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