



INTRODUCING  
**JEROBOAM HOUSE**

4 YEW TREE COTTAGES, HASLEMERE, GU27 2DG

**BEDROOM**  
4 BEDS

**AREA INC GARAGE**  
1477 SQFT

**BATHROOM**  
2 BATHS





# WELCOME HOME

## JEROBOAM HOUSE

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Introducing this beautiful character home dating back to 1899, found on the fringe of Haslemere and adorned with character features including ornate fireplaces. The property offers versatile living space, approximately 1.6 acres of land and provides access to acres of National Trust Land.

### **What our clients say...**

"We have always loved being able to step out of our door and be on a public footpath that takes you up to Blackdown or Gibbet Hill and beyond. Grayswood school is a 5 minute walk. Both our children had a lovely time there. We are tucked away but within walking distance of Grayswood and Haslemere."

This property is truly unique and we highly recommend a viewing of this beautiful home to fully appreciate what it has to offer.



## KEY FEATURES

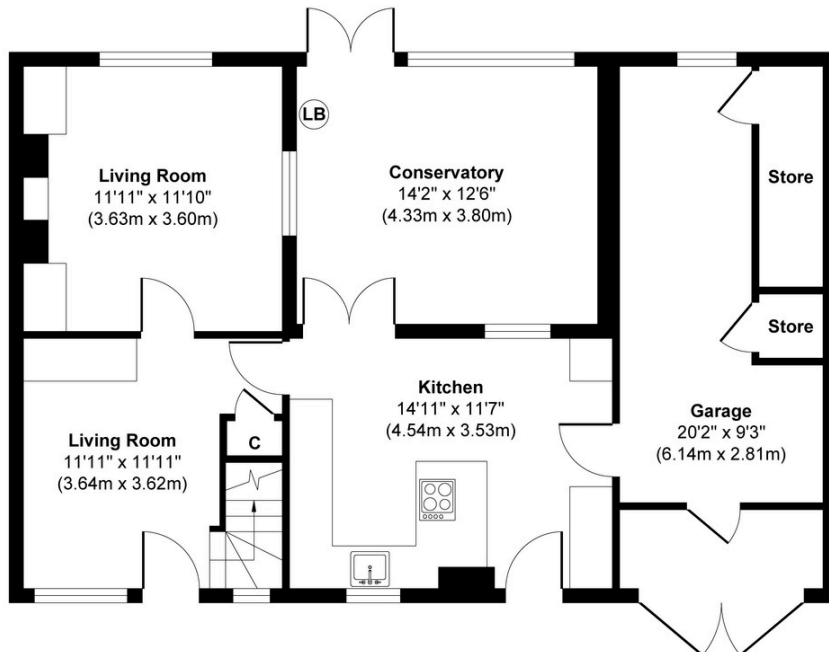
- Well presented, three/four-bedroom home
- Cosy living room with log burning stove
- Stunning orangery with log burner and glorious views
- Generous plot of circa 1.6 acres including stables
- Adjacent to National Trust Land
- Garage and driveway parking for three cars
- No onward chain



# DOWNSTAIRS

Entering through the front door into a versatile space, you immediately notice the character features this home has to offer. At the rear of the property, benefitting from beautiful views, can be found your cosy living room with brick fire place.

Head on through to the traditional 'country style' kitchen with wooden worktops, integrated appliances, built in storage and a breakfast bar. The bright and spacious newly added Orangery is the perfect space to dine, with a log burning stove and double doors that lead you to your rear garden.





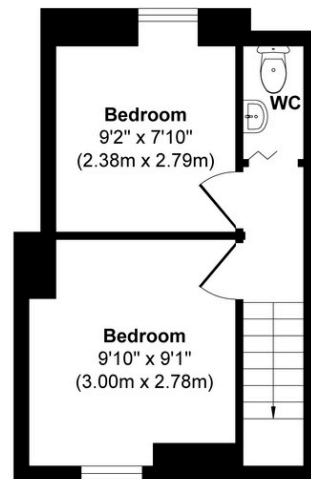
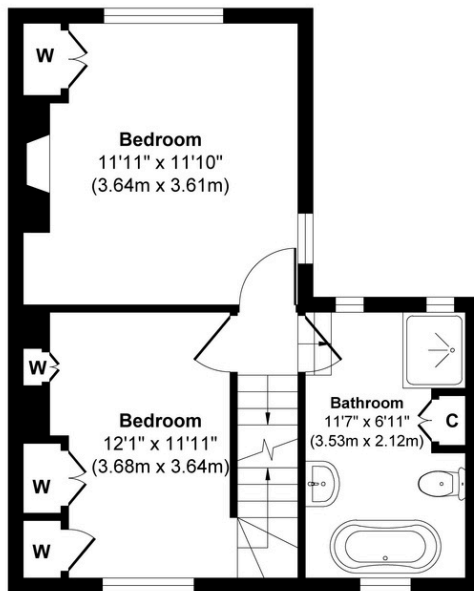




# UPSTAIRS

Head on up to the first floor where you will find the master bedroom again featuring a character fireplace, the family bathroom with a freestanding roll top bath and separate shower cubicle, and a further room offering built in storage, that could be used as another bedroom or study space.

Take the stairs to the second floor where two further neutrally decorated bedrooms can be found, with a toilet and shower cubicle.









# OUTSIDE

Approached via a private 'no through' road, Jeroboam House can be found on the right hand side of a row of terraced properties. From the front there is driveway parking for three cars and a single garage, that was once utilised by our current clients to produce cheese and now requires reinstating to house a car or for storage purposes.

The generous plot of circa 1.6 acres makes for a fantastic garden and enjoys a large patio area ideal for al fresco dining.

There is a stable and paddock land found to the right hand side of the garden.



For illustration purposes only\*







## NEED TO KNOW

Freehold

EPC Rating D

Mains Gas & Electricity

Sewage Treatment Plant

Council Tax Band E

Waverley Borough Council

Whilst every effort has been made to ensure accuracy, these particulars should not be relied upon and should be verified by your lawyer.





# NEAR ME



Haslemere offers a plethora of opportunities for entertainment, whether you are a keen walker and want to enjoy the benefits of living on the edge of The South Downs National Park or prefer to parade around the mix of unique boutiques & shops found on the High Street, there is something for everyone.

Having great transport links (A3 & mainline station to Waterloo in approx 55 mins) you are ideally connected to larger towns and cities.



## PUBS

THE WHEATSHEAF INN  
GRAYSWOOD ROAD  
GRAYSWOOD

THE WHITE HORSE  
HIGH STREET  
HASLEMERE

## SHOPS

MARKS & SPENCER  
LION LANE  
HASLEMERE

WAITROSE  
WEST STREET  
HASLEMERE

## RESTAURANTS

MOMA  
HIGH STREET  
HASLEMERE

COPPA CLUB  
HIGH STREET  
HASLEMERE

## CAFE

HEIDI  
HIGH STREET  
HASLEMERE

OLIVERS  
WEST STREET  
HASLEMERE

## ENTERTAINMENT

HASLEMERE HALL  
BRIDGE ROAD  
HASLEMERE

HASLEMERE MUSEUM  
HIGH STREET  
HASLEMERE



## OUR COMPANY

Just us – No longer are you required to deal with numerous colleagues from a number of offices. We are your personal Property Professional from your initial Market Appraisal to key hand-over on Completion Day.

Unrivalled marketing – Advertising on the four major property portals: Rightmove, Zoopla, OnTheMarket & PrimeLocation.

Limited clients – Our business model means we work for only a handful of clients at any one time.

## ABBY & MICHAELA PROPERTY PROFESSIONALS

Heart & Home Property Professionals was founded with over 20 years' experience in the sales and property industry.

Both living locally, Michaela in Hampshire and Abby in Surrey, they know all of the advantages of the local area, and focus on offering a 'hand holding' style estate agency covering Surrey, Sussex & Hampshire.







# HEART & HOME PROPERTY PROFESSIONALS

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