



Beech Cottage
Farnham Lane | Haslemere | Surrey | GU27 1HG

FINE & COUNTRY

BEECH COTTAGE

Fine and Country are pleased to present this high-spec contemporary 5 bedroom home with neutral tones throughout, set on the grounds of 2 acres with stunning views of National Trust Land. Originally built in 1968, the property has undergone a complete renovation by it's current owners, and the renovation due to complete in August 2024.







Accommodation summary

The property has three gated entrances to the home, featuring neutral tones throughout. Designed with a high-spec contemporary style, it offers underfloor heating and built-in storage in every room. Additionally, there is an option to purchase the property fully furnished.

Ground Floor

The ground floor features stunning oak floating stairs that maximize views and light, while corner windows open to wrap-around decking, allowing for flexible indoor/outdoor living. The large open-plan living and dining room includes a cozy wood-burning fireplace. The high-spec bespoke chef's kitchen boasts a stainless-steel island with power points and integrated gas hobs, four integrated ovens, an American-size fridge/freezer, a walk-in larder with stainless steel worktop freezers, and shelves for storage, as well as a built-in bookshelf to showcase ingredients from the onsite garden. A side entrance functions as a mudroom with built-in storage and a closet. The ground floor includes a convenient W/C with a skylight and a bedroom with an ensuite wet room.

Downstairs is a cinema room.

First Floor

The master bedroom, flooded with natural light and offering stunning views, features an ensuite with showers and a soaker tub, as well as a walk-in wardrobe with fitted furniture and a steam closet. The second bedroom includes a built-in wardrobe and an ensuite wet room, while the third bedroom also features a built-in wardrobe. The fourth bedroom is equipped with a built-in wardrobe, storage, and a desk. Additionally, there is a bathroom with a Japanese soaking tub and beautiful views.







Seller Insight

“We’ve lived here since 2017 and have loved every moment of it. Our home is modern, with simple decor and tranquil surfaces that create a peaceful atmosphere,” the owners share.

“There’s very little that’s original,” they explain. “We transformed everything, leaving only a couple of outbuildings and a few trees from the past. The rest is all new.”

The owners were initially drawn to the property for its sense of privacy and the easy commute to London. “We wanted a place that offered good sunlight for our food-growing practices and to be surrounded by trees,” they say.

“Our home is nestled amongst a protected landscape, so the views will always be gorgeous,” the owners continue. “It’s set back from the road in a semi-rural area, which offers a perfect blend of tranquility and convenience.”

They describe the garden as “an aspirational and tactile model of permaculture.” “We designed it to be self-sustaining, with multiple outdoor spaces for gathering and entertaining. It’s a place where slow living meets luxury,” they add.

The living room is a favourite space. “We designed it for flexibility, so it can host workshops, family gatherings, and more. The big windows provide ever-changing views throughout the year, and the indoor/outdoor vibes from the sliding windows are fantastic. We imagine using the fireplace will be great,” they say.

The owners emphasise the property’s suitability for entertaining. “There are multiple places to entertain across the site, depending on what you’re in the mood for.”

“Haslemere is a wonderful place to live,” they share. “We’ve got the beautiful Surrey Hills right on our doorstep for stunning walks, great little shops and cafes, and easy train access to London. Plus, it’s within walking distance of the National Trust beauty spot, the Devil’s Punch Bowl, with endless views of protected land.”

When asked what they’ll miss most, the owners reflect, “Not living in and experiencing what took so long to create. We hope the next owners will enjoy it though!” *

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Outside

The 2 acres of grounds at Beech Cottage are an aspirational model of permaculture featuring extensive edible landscapes, herbal lawns, and a physic garden with a wide array of plants, from apples and berries to medicinal herbs. Designed for entertaining and relaxation, the garden includes multiple outdoor gathering spaces, a large wood-burning hot tub, multi-level terracing, and paths for aromatherapy and mushroom foraging, all set against a stunning backdrop of National Trust land with extensive views. There are a variety of outbuildings, including 2 self-contained annexes, a well-being room, and a gym/massage room, which provide versatile accommodation and ample storage.







LOCATION

Located in the picturesque Surrey Hills, Haslemere offers beautiful countryside views, a range of boutique shops, and charming cafes. This delightful town boasts excellent transport links, including a direct train to London Waterloo in under an hour and easy access to the A3, making it perfect for commuters and those seeking a serene yet connected lifestyle.





Services, Utilities & Property Information

Utilities - Mains Water Supply

Calor Gas - used for cooking

Sewerage - Vortex Eco Electric Sewage Treatment Plant

Heating - Underfloor heating throughout

Mains electricity supply with planning granted for solar panelling on roof

Mobile Phone Coverage - 4G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - Superfast Broadband Speed is available in the area, with predicted highest available download speed 53 Mbps and highest available upload speed 10 Mbps.'

Tenure - Freehold

Construction Type - Masonry Cavity & Timber Frame construction

Directions

GU27 1HG

Local Authority

Waverley Borough Council

Council Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

Website

For more information visit www.fineandcountry.co.uk

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

Approximate Floor Area = 297.1 sq m / 3198 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	78 C
39-54	E		
21-38	F		
1-20	G		

First Floor



Approximate Floor Area
Outbuildings = 136 sq m / 1464 sq ft

Outbuildings
(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #72794

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 16.07.2024







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I have been working in property, both locally and internationally for over 20 years, giving me an in-depth and holistic knowledge of how the property market works. I understand the persistence and intricacies that are often required to enable a transaction to complete, especially at the luxury end of the market. I ensure that I lead my clients openly and conscientiously through this process, striving to exceed their expectations.

YOU CAN FOLLOW MARK ON



The previous agent just went through the motions of selling the house without thinking about how to market it effectively - and we got no realistic offers over a number of months. Mark thought much more about how to present and market the property - and specifically advertised it to people looking for an equestrian property. He even borrowed a horse to include in a video of the property. Through techniques such as only booking viewings back to back, he very rapidly got us to the point where we had multiple bidders competing for the property and, given the state of the property market, we got a good price for it. I would have no hesitation about recommending Mark for any property sale."



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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