



Coombeswell
Farnham Lane | Haslemere | Surrey | GU27 1HG

FINE & COUNTRY

COOMBESWELL

Fine and Country are delighted to present this magnificent 5-bedroom, 3-bathroom, 4 reception room home with stunning views, set on 10 acres of picturesque land just 10 minutes from Haslemere town centre.







Accommodation summary

On the ground floor, you'll find a beautifully designed kitchen that flows into an informal dining room, perfect for family meals. There's also a formal dining room for special occasions and a large living room featuring an open fireplace, providing a cosy and inviting atmosphere. The ground floor also includes a convenient WC, a utility room/boot room, and a well-appointed office, ideal for working from home.



First Floor

Moving to the first floor, the master bedroom offers an ensuite bathroom and breathtaking views. There are four further spacious bedrooms, each with plenty of natural light, and a family bathroom. The views from the first floor are fantastic, offering a serene and picturesque outlook onto the countryside..





















Outside

The exterior of the property is equally impressive, offering an outdoor air source heated swimming pool, perfect for relaxation and entertaining. The expansive 10 acres of land offer versatile use, whether for recreation or additional developments. At the rear of the house, you'll find the walled garden featuring an outdoor fireplace and a water feature, creating a perfect retreat. Private parking is available with space for four vehicles. From the property, there is direct access to the national park for walking and hiking, plus many cycle tracks as well as direct access from the fields to the local bridleways and vast horse riding opportunities.



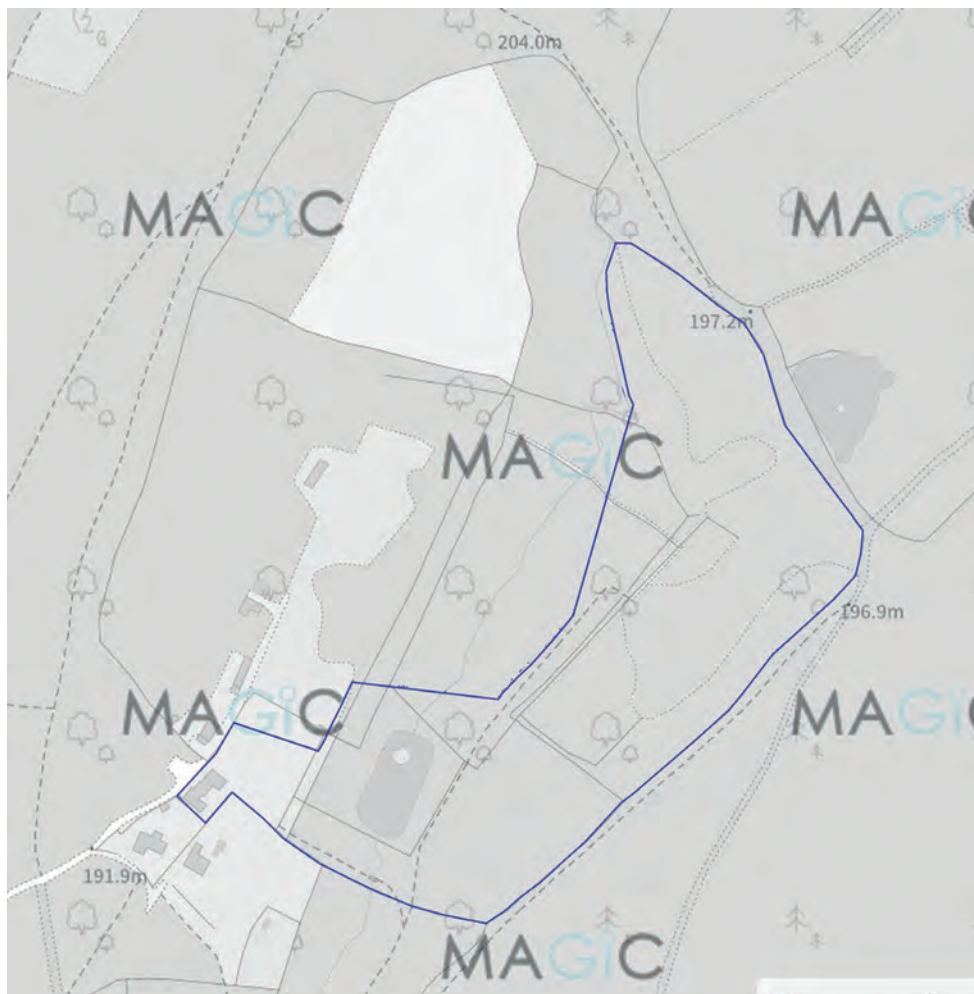




LOCATION

Haslemere, nestled in the heart of Surrey, is a charming market town known for its picturesque countryside, rich history, and vibrant community. The town offers a range of amenities, including boutique shops, cosy cafes, and fine dining restaurants. Families will appreciate the excellent local schools and numerous parks. For those needing to commute, Haslemere boasts exceptional transport links, with a mainline train station providing swift access to London in under an hour, as well as convenient road connections to the A3 and M25, giving access to Heathrow airport in under an hour. This idyllic town seamlessly blends rural tranquillity with modern convenience, making it a highly desirable place to live.





Services, Utilities & Property Information

Water Supply - The water comes from a spring which the property has a right to access

Sewerage - Septic Tank

Heating - Electric Heating along with 2 log fires

Electricity Supply - Mains

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.

Driveway parking for 3-4 vehicles is available for outside the front of the property for £36.00 per annum (Price is subject to change) from the National Trust.

Tenure - Freehold - Please note, there are easements on the title. Please speak to the agent for further details.

Directions - Postcode: GU27 1HG / what3words: ///taped.spoiler.picnic

Local Authority

Waverley Borough Council

Council Tax Band: G

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

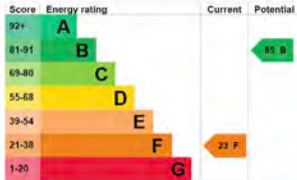
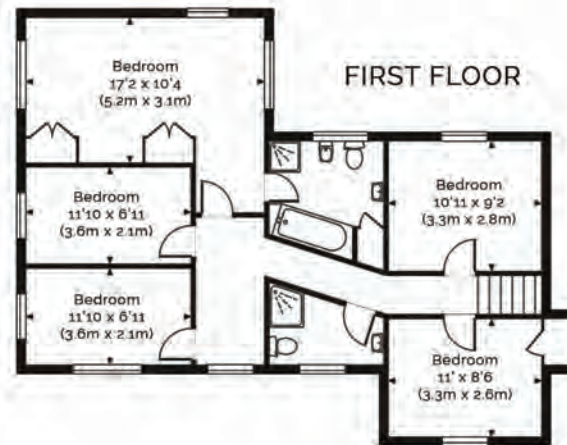
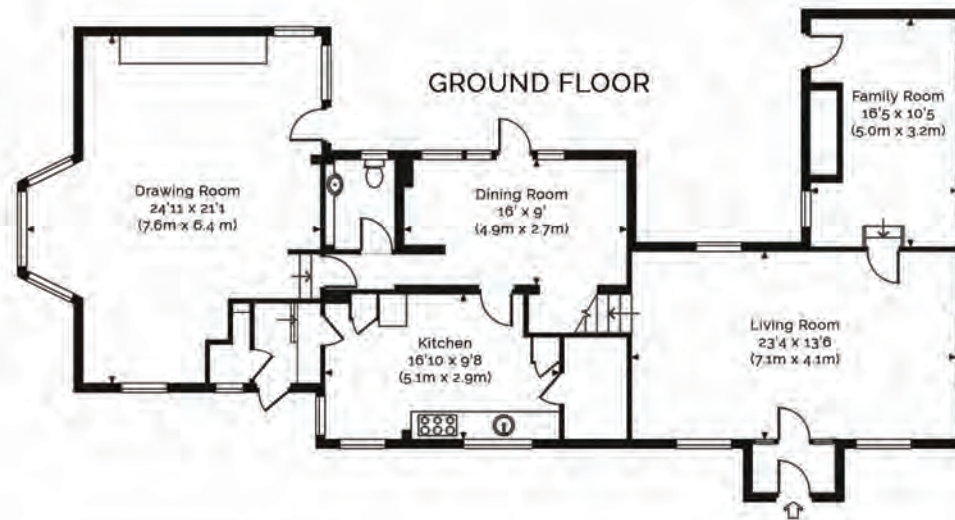
Sunday - By appointment only

COOMBESWELL FLOORPLAN

Approximate gross internal floor area:
2,203 sq ft / 204.7 sq m

Approximate gross internal floor area
outbuildings: 62 sq ft / 5.8 sq m

Approximate total gross internal
floor area: 2,265 sq ft / 210.4 sq m



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 28.01.2025







MARK MCVEIGH
REGIONAL DIRECTOR

Fine & Country South & West Surrey
M: 07470 433434
email: mark.mcveigh@fineandcountry.com

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.

Fine & Country
Tel: +44 (0) 1483 600844
swsurrey@fineandcountry.com
Parallel House, 32 London Road, Guildford, Surrey GU1 2AB

