



**Farnham Lane, Haslemere, Surrey GU27 1HG
Freehold**

CLARKE  GAMMON

Middle Coppice

FARNHAM LANE HASLEMERE SURREY GU27 1HG

This meticulously designed five-bedroom, three-bathroom detached home boasts spacious double bedrooms and a double detached garage. Set against a backdrop of breathtaking open vistas, this property offers an abundance of natural light and a serene atmosphere, making it an ideal family residence. Situated on a desirable road at the top of Haslemere, this property features stunning treeline views overlooking Blackdown and beyond, with convenient access to the adjoining Hindhead Common National Trust land. To enhance natural light and maximize access to the views, the owners have beautifully refurbished and rebuilt the rear kitchen area into a spacious open-plan living experience. At the heart of this space is a bespoke, hand-built Shaker style fitted kitchen, complete with a large island that serves as a centrepiece. The décor exudes a mature atmosphere, complemented by high-quality finishes. The kitchen is equipped with three dishwasher drawers, a steam oven, and a practical integrated larder. Elegant quartz worktops, classic solid wood cabinetry, a boiling mixer tap, and original Devol brackets and handles accentuate both design and functionality. Improvements include an external plant room housing the boiler and pressurized hot water tank, installation of wet underfloor heating throughout the ground floor. Despite being a relatively modern home, the ground floor boasts above-average ceiling heights, creating an airy sense of space. On the first floor, the principal bedroom features a bay window that optimizes uninterrupted views, along with a walk-in fitted wardrobe and an ensuite bathroom, offering both comfort and luxury.

The outdoor space features a landscaped garden primarily laid to lawn, complemented by a zigzag tiered slope that descends to a flat lower section. Here you will find a fully heated outdoor swimming pool, accompanied by a pool cabin that houses the boiler. Additionally, beneath the house, there is a convenient covered area ideal for storing

- **0.45 acre plot**
- **Engineered oak wood flooring on ground floor**
- **External plant room housing boiler & pressurised hot cylinder**
- **Outdoor heated swimming pool**
- **Electric gates**
- **Five double bedrooms**
- **Ground floor hot water under floor heating**
- **Focal wood burner**
- **Detached double garage with office/games room above**
- **Parking for in-excess of half a dozen cars**

CG HASLEMERE

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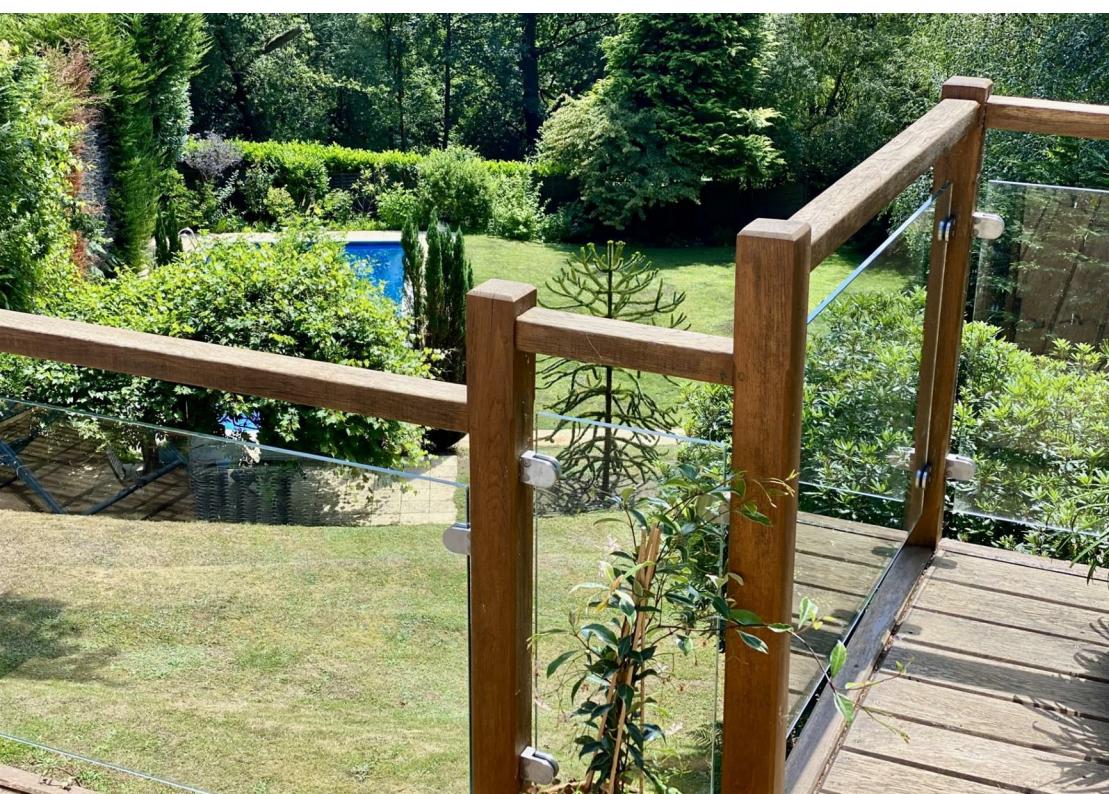
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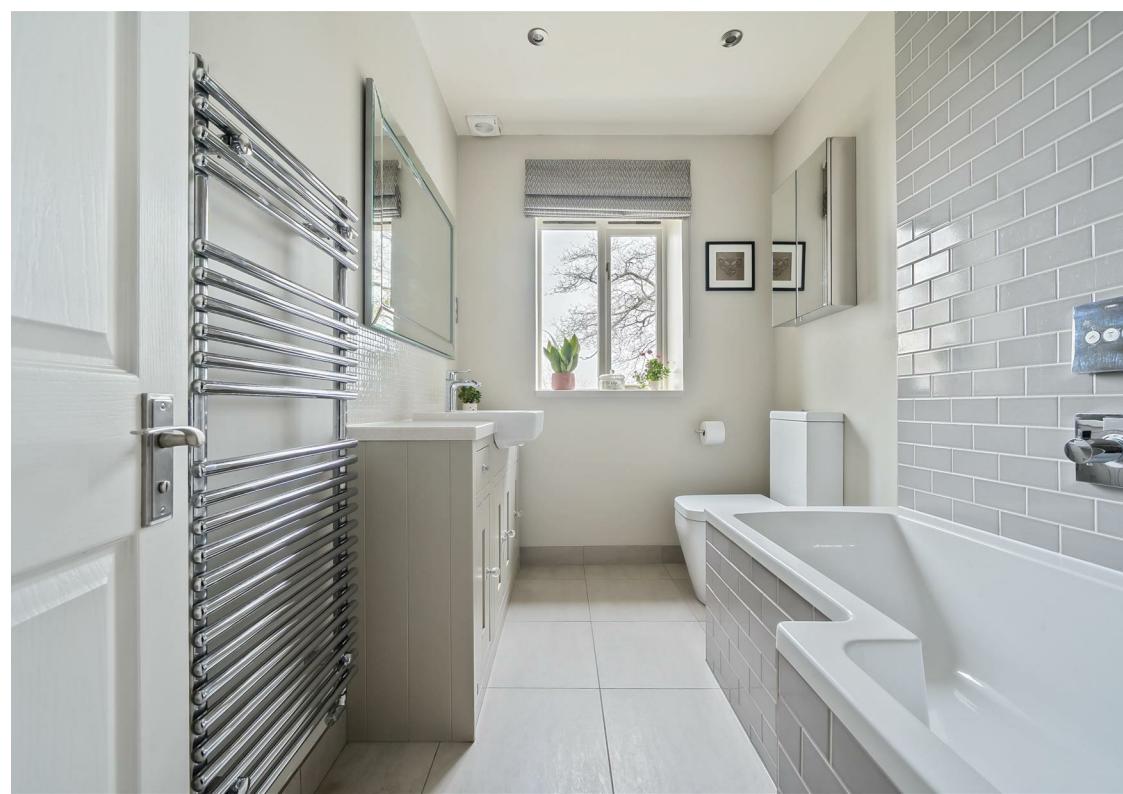
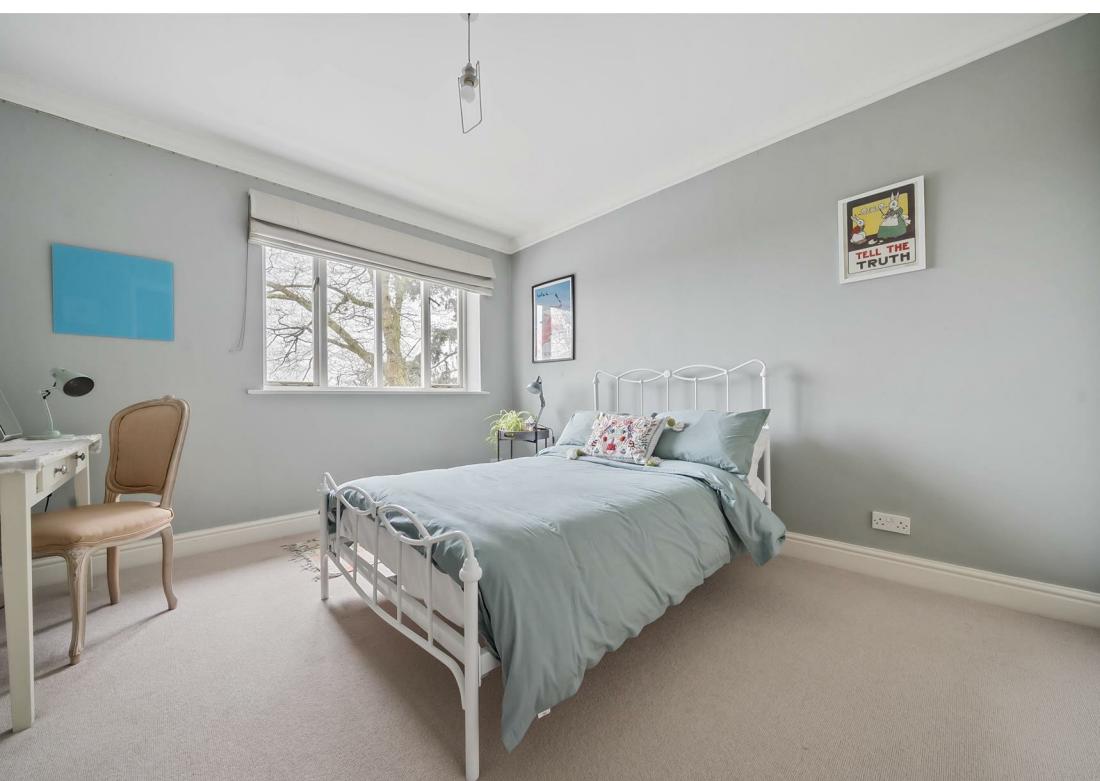
Local Authority: Waverley Tax Band G

Services: Mains water, electricity and gas.

Private drainage









SITUATION

Haslemere is situated on the border of Surrey, Sussex and Hampshire and is well positioned for access to London via the A3 or by rail from the mainline station in Haslemere with a fast and frequent service into London Waterloo in under one hour. The town is surrounded by many acres of countryside, much of it is National Trust owned including Hindhead Common less than a mile

away and the Devil's Punchbowl which also has a café. There are numerous golf courses in the area and a good selection of highly regarded state and private schools, The Royal School is located several hundred metres away. Haslemere town centre offers a comprehensive range of shops, boutiques, hotels, restaurants, public houses and coffee bars.



DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street continuing past the railway station and under the bridge. At the brow of the hill turn right into St Christopher's Green and at the junction turn left into Farnham Lane where the property can be found about a mile down the Lane on the right hand side (just past the Royal School)

15th December 2025

Haslemere High Street - 1.3 miles
Mainline railway station - 1 mile
A3 access at Hindhead - 2.8 miles
A3 access at Milford - 7.6 miles
Godalming - 8.9 miles
Guildford - 13 miles
Heathrow Airport - 33 miles
Gatwick Airport - 30 miles

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 71 | 77 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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Approximate Area = 2252 sq ft / 209.2 sq m

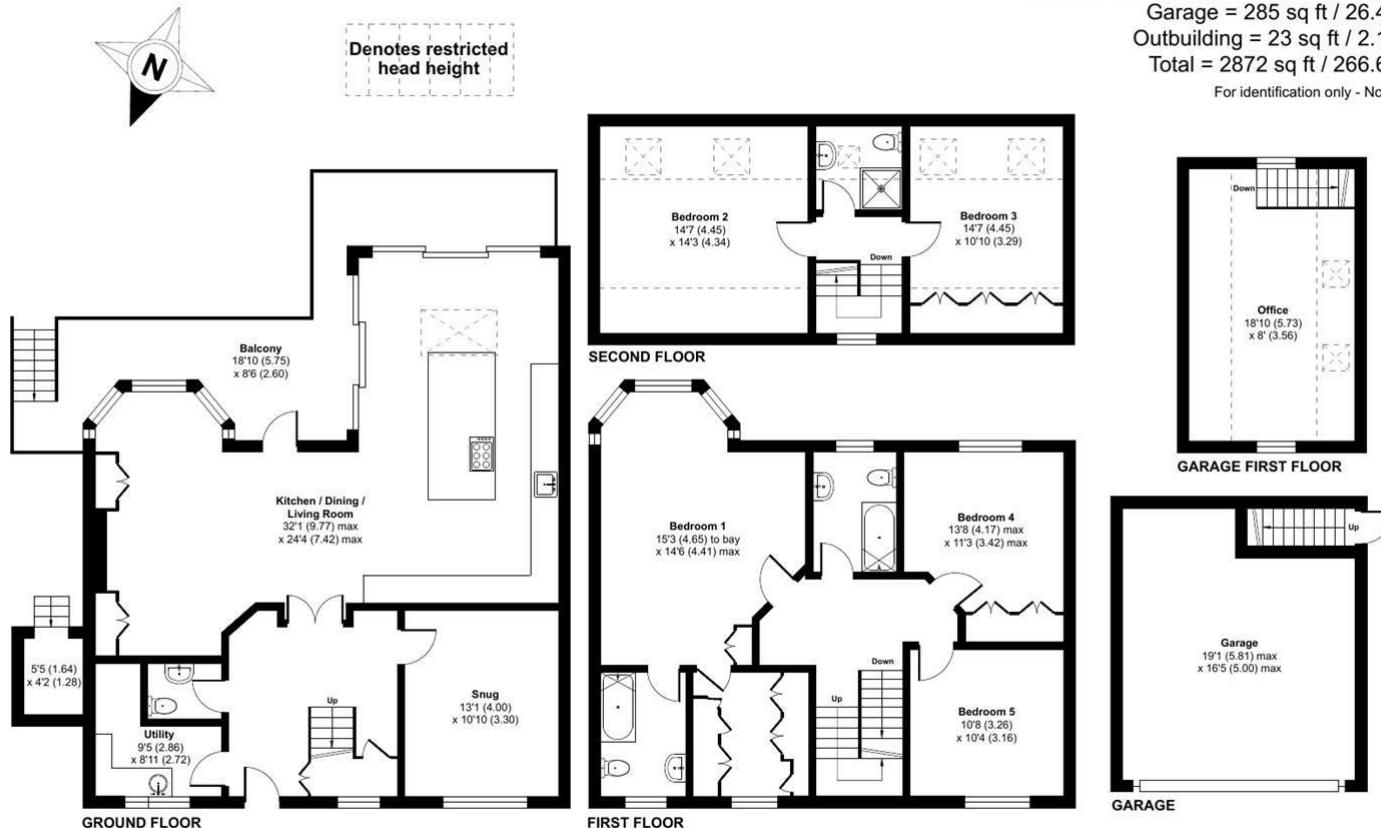
Limited Use Area(s) = 312 sq ft / 28.9 sq m

Garage = 285 sq ft / 26.4 sq m

Outbuilding = 23 sq ft / 2.1 sq m

Total = 2872 sq ft / 266.6 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). ©nchecom 2025.

Produced for Clarke Gammon. REF: 1243953

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.

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