



10 The Leys, Haslemere, Surrey, GU27 3JY
Freehold

CLARKE  GAMMON
1919

10 THE LEYS HASLEMERE SURREY GU27 3JY

Three double bedrooms	Cul-de sac
Conservatory	31ft Garage
Off street parking for two cars	Double glazed
Ground floor W/C	Front & Rear Gardens
Doctors surgery in the road	Gas central heating



An early 1970s detached home set within an established quiet cul-de-sac with advantage of local shops and arterial road links all within a couple of hundred meters.

THE PROPERTY

Home to the current owner since the mid-nineties and benefiting from being set in a quiet cul-de-sac with local shops nearby his home offers a great opportunity for buyers to add their own impression.

Ideally located for local shops, schools and road links to the south and north, Haslemere and A3 are easily accessible. Located within an established community and with advantage of a double length garage, front/rear gardens, parking for two cars there is much to offer.

Downstairs the kitchen is located to the rear where there are views and access to the garden whilst upstairs the master bedroom has an ensuite bathroom with the other two further bedrooms benefiting from a main family bathroom.

There is full gas central heating throughout, including double glazing and a conservatory located to the rear connected from the dining area.



THE GROUNDS

Positioned between front and rear laid to lawn gardens there is a private driveway for one car and access to the double length garage. To the side there is a gated side pedestrian path leading to the back garden where there are mature plant/shrub borders all within a fenced perimeter whilst the patio links the conservatory.

SITUATION

Surrounded by beautiful countryside on the Surrey/West Sussex border and within the South Downs National Park, Fernhurst offers day to day amenities as well as the opportunity for scenic walks and riding. There is a newsagent / general store, greengrocer, chemist, hairdresser, doctors surgery, primary school and village hall. The Red Lion, a popular public house overlooks the village green and close by are the Kings Arms and Duke of Cumberland at Henley. Nearby Haslemere provides a comprehensive range of shops, boutiques, coffee houses, restaurants, public houses as well as M&S Food Hall, Waitrose, Tesco, Costa and Space NK. The main line station offers fast and frequent services into London Waterloo from 49 minutes. There is a good selection of state and private schools for all ages in the area. To the south, Midhurst provides shops and amenities for most day-to-day needs. Polo and golf can be enjoyed at Cowdray Park and Goodwood Racecourse and Goodwood House - home of the world famous Festival of Speed and Revival motoring events - are within easy reach.

GUILFORD | 21 miles by road
LONDON WATERLOO | 32 MINUTES BY TRAIN (fastest)

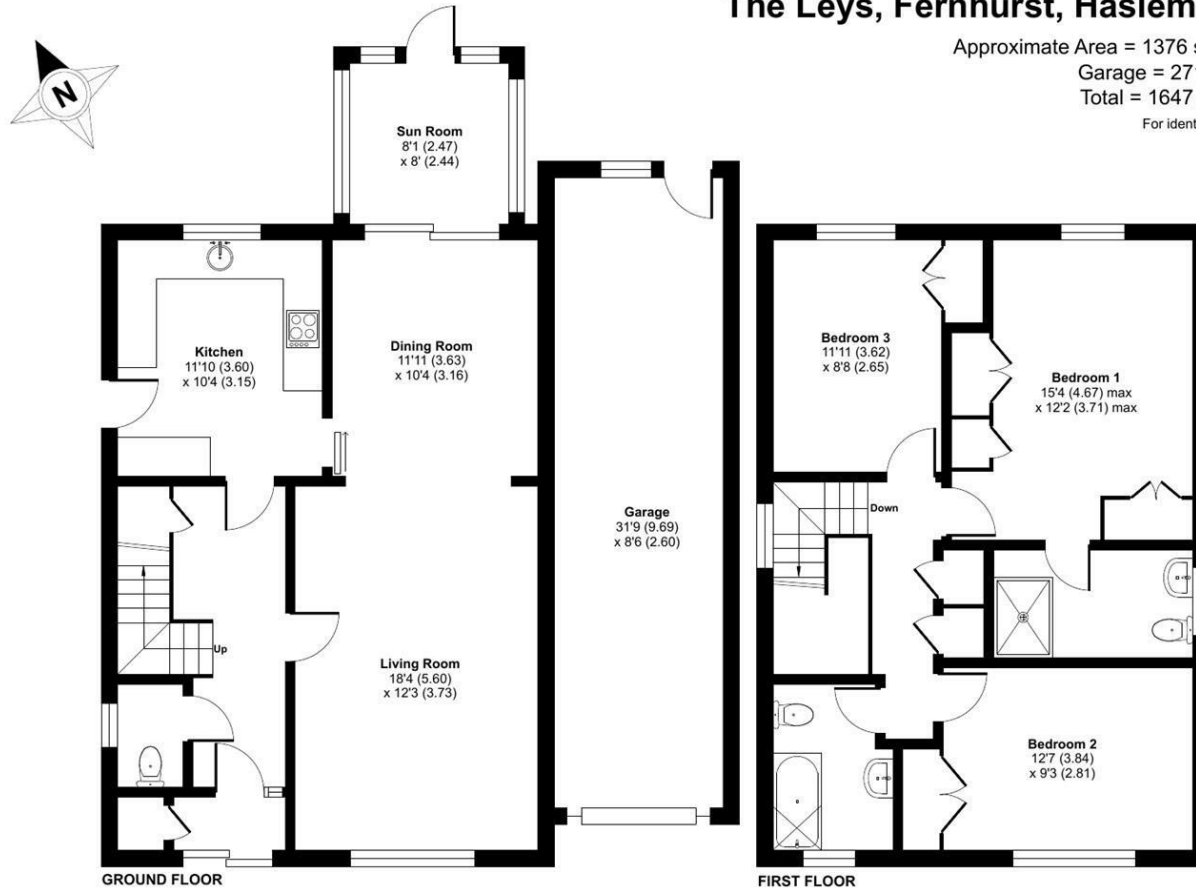
GODALMING | 12 miles by road
LONDON WATERLOO | 39 MINUTES BY TRAIN (fastest)

HASELMERE | 3 miles by road
LONDON WATERLOO | 49 MINUTES BY TRAIN (fastest)

CENTRAL LONDON | 55 miles by road

The Leys, Fernhurst, Haslemere, GU27

Approximate Area = 1376 sq ft / 127.8 sq m
 Garage = 271 sq ft / 25.1 sq m
 Total = 1647 sq ft / 152.9 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). © n°chem 2025. Produced for Clarke Gammon. REF: 1328555

LOCAL AUTHORITY

Chichester

COUNCIL TAX

Band F

SERVICES

Mains water,
 Mains electricity,
 Mains drainage
 Gas central heating

4th August 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere follow the High Street towards Lower Street taking the A286 Midhurst Road heading south passing Kingsley Green and then several miles on where the crossroads connect with Vann Road and Church Road take right into Vann Road then taking second left into the Leys where again taking a left into the cul-de-sac where number 10 is located on 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

GUILDFORD OFFICE
 T: 01483 880 900

HASLEMERE OFFICE
 T: 01428 664 800

LIPHOOK OFFICE
 T: 01428 728 900

MAYFAIR OFFICE
 T: 0870 112 7099

AUCTION ROOMS
 T: 01483 223101

 **MAYFAIR**
 OFFICE GROUP

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