



SPRINGHEAD BARN

GU27



A HISTORIC HOME OFFERING TIMELESS CHARM

Springhead Barn is situated near to Lynchmere Common in an Area of Outstanding Natural Beauty. The property sits close to local amenities and Haslemere Town Centre, and offers excellent transport links into London



Local Authority: Chichester District Council
Council Tax band: G
Tenure: Freehold

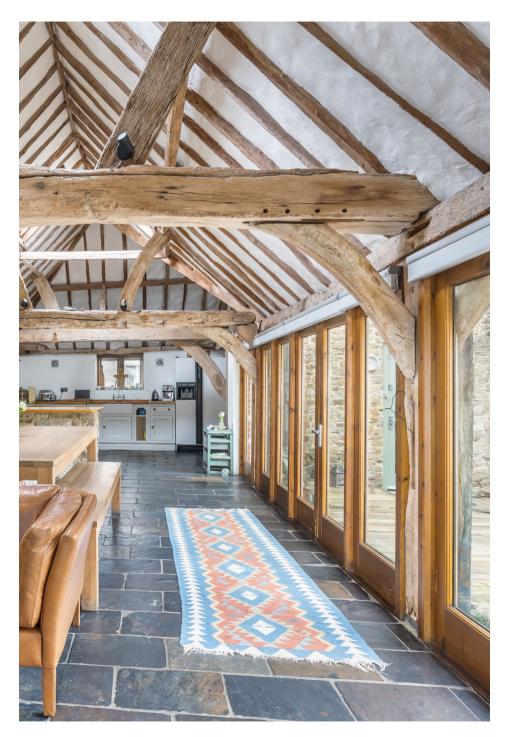


SPRINGHEAD BARN

A Grade II listed detached home blending historic charm with modern living. Built with red brick dressings and a half-hipped tiled roof, it offers privacy and access to Lynchmere Common and National Trust land.

The spacious interior retains character with exposed timbers, vaulted ceilings, galleried landings, and oak staircases. The drawing room's large windows, once barn doors, flood the space with light. The kitchen, dining, and seating areas feature slate floors, a Charnwood log burner, and open onto the decked garden, ideal for indoor-outdoor living.

Set on 1.68 acres, the grounds include a wildflower meadow, and a hillside paddock with valley views. A double garage with remote-controlled doors, an electric car charger, and an adjoining workshop adds convenience.











Approximate Gross Internal Area Main House 3819 sq. ft / 354.76 sq. m Garage 749 sq. ft / 69.61 sq. m Workshop 143 sq. ft / 13.28 sq. m Total 4711 sq. ft / 437.65 sq. m PRINCIPAL BEDROOM 18'2 x 14'1 (5.5m x 4.2m) KITCHEN / FAMILY ROOM 36'7 x 13'10 (11.1m x 4.2m) DINING ROOM 22'2 x 14'1 (6.7m x 4.3) GARAGE 20'11 x 17'1 (6.3m x 5.2m) GARAGE 21'3 x 18'8 (6.4m x 5.7m)

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted to tell you more.

Kate Erlam

kate.erlam@knightfrank.com 01428770563

Knight Frank

1 West Street, Haslemere Gu27 2AB

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any period only certain parts of the property appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any period on the use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please ref

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.