



SCOTLAND LANE

GU27



A PASSIVE HOUSE, DESIGNED FOR ENERGY EFFICIENCY

A Passive House, designed for exceptional energy efficiency, maintaining a comfortable indoor climate year-round with minimal energy use.



Local Authority: Waverley Borough Council

Council Tax band: F

Tenure: Freehold



THE PROPERTY

Heron House is a Passive House, designed for exceptional energy efficiency that far exceeds UK building standards. Its airtight construction, cellulose insulation, and heat recovery ventilation ensure a consistently comfortable indoor climate with minimal energy use.

The MVHR system provides continuous fresh, filtered air, removing pollen and allergens—ideal for those with allergies. Triple and quadruple-glazed windows, insulated doors, and a thermal bridge-free design enhance energy efficiency, comfort, and air quality. Built without concrete, the house features an innovative steel foundation that protects surrounding tree roots, provides easy access to services and increases energy efficiency.





Sustainably sourced FSC/PEFC-certified timber ensures environmentally responsible construction. Clad in slow-growth Siberian larch, the home showcases handcrafted interiors, extensive glazing for natural light, and 40 sqm of decking for outdoor living.

Advanced technology enhances convenience and security, including remote-controlled solar blinds for shading and privacy, an MVHR system for optimal air circulation, multi-point locking doors and windows, and high-speed ethernet cabling throughout, extending to outdoor areas.

Thoughtful landscaping and hardscaping integrate the home seamlessly into its natural surroundings of mature trees and native hedgerows.

Architects: Design by Justin Bere of Bere: Architects (Architects Journal Retrofit Award 2011, winner; Green Build Leisure Award 2012, winner; Constructing Excellence London and South-East 2012, winner; UK Passivhaus Awards 2012, winner; Energy Efficiency and Renewables Awards 2013, winner; Awarded “Best Eco House” Grand Designs 2007); in collaboration with Denhof design.

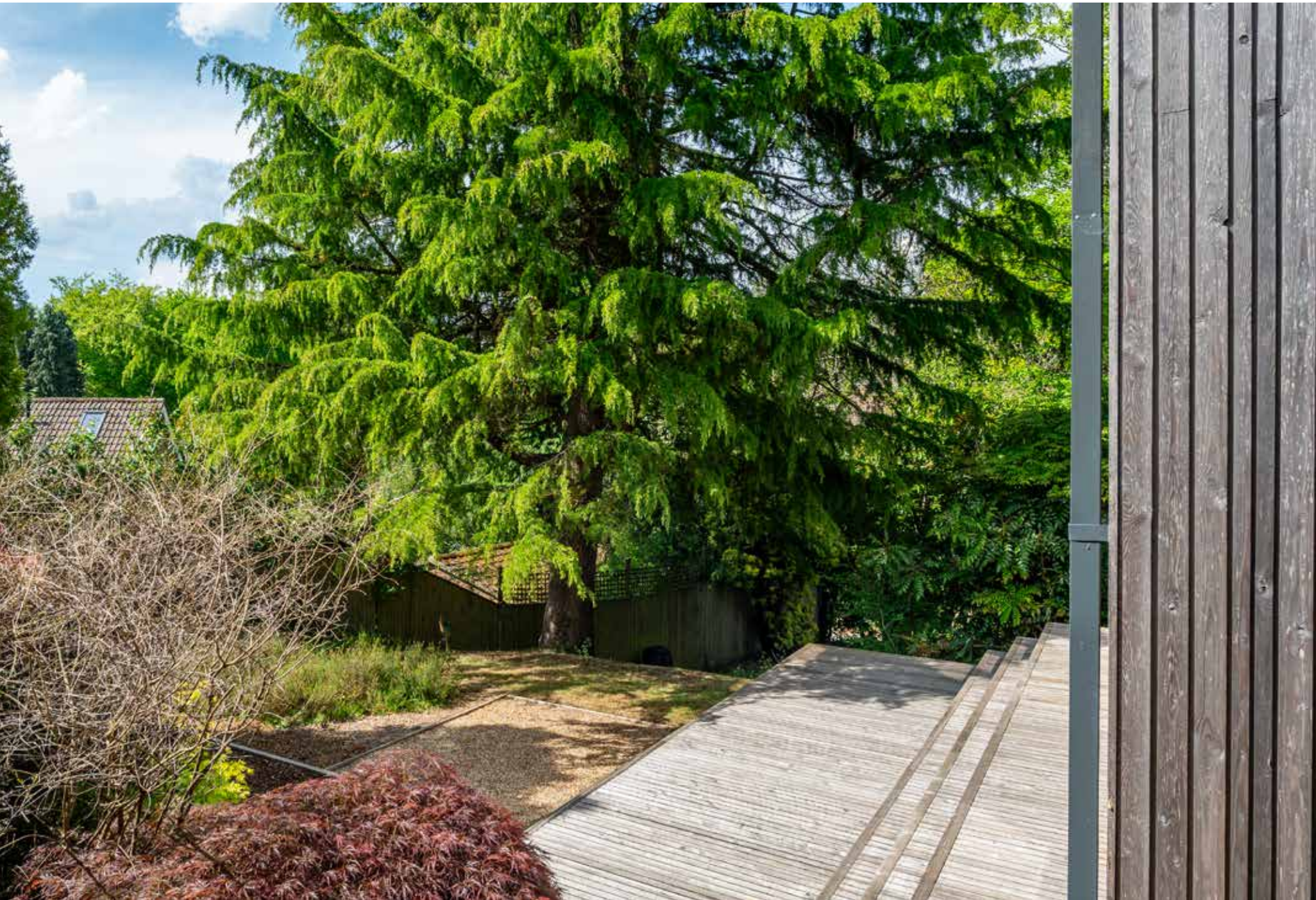


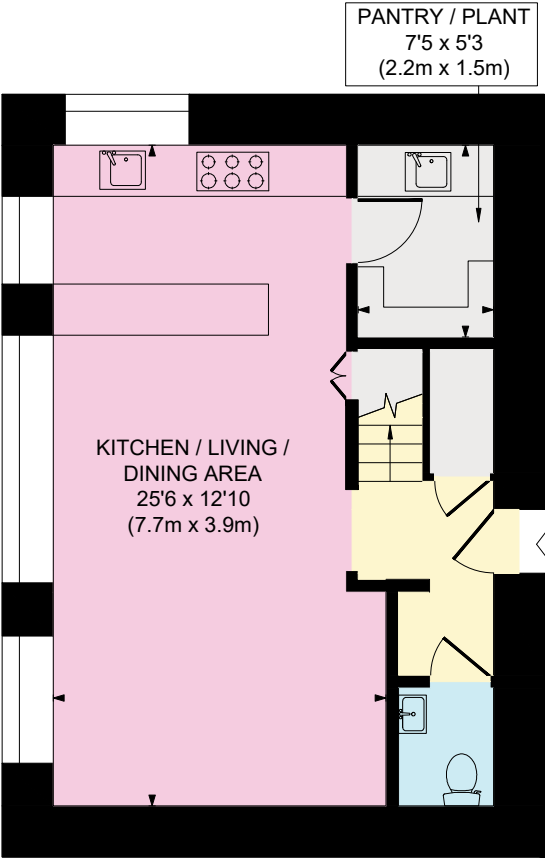
LOCATION

The property is ideally located within walking distance of trains, shops, Waitrose, and Haslemere Hall cinema. It's also just five minutes from Haslemere Recreation Ground, offering tennis courts, football fields, and cricket grounds. Families benefit from excellent local schools and a strong community, supported by the Haslemere South Residents Association.

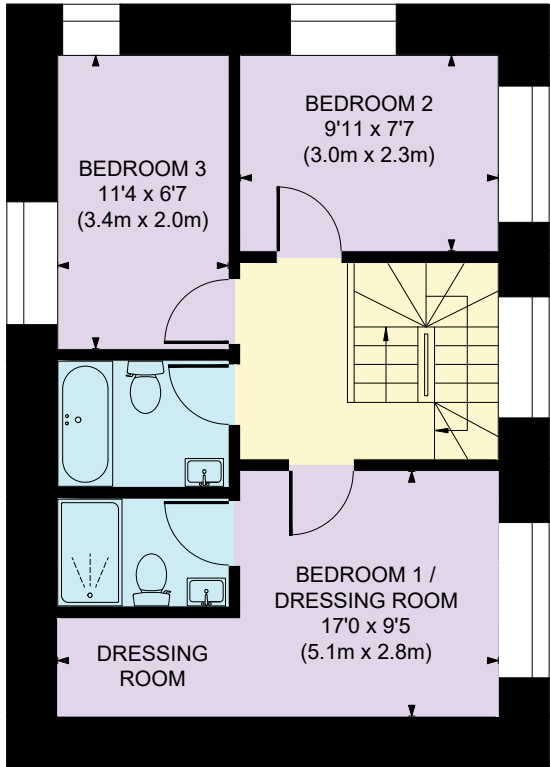
Nature lovers can access the celebrated South Downs National Park within 5 minutes by foot, with the National Trust's Black Down landscape of woodlands and wildflower meadows beloved by Tennyson, reached within 15 minutes walking distance. The area's International Dark Sky Reserve status makes it perfect for stargazing. Access is easy via a public road off Scotland Close and a private driveway on Scotland Lane. Local highlights include a weekly farmers' market and festive Christmas fair.

For music enthusiasts, HHH Concerts presents a world-class season of chamber music at St. Christopher's Church, an Arts and Crafts architectural gem. The program also includes initiatives to introduce local schoolchildren to lunchtime concerts, fostering an appreciation for classical music in the community.

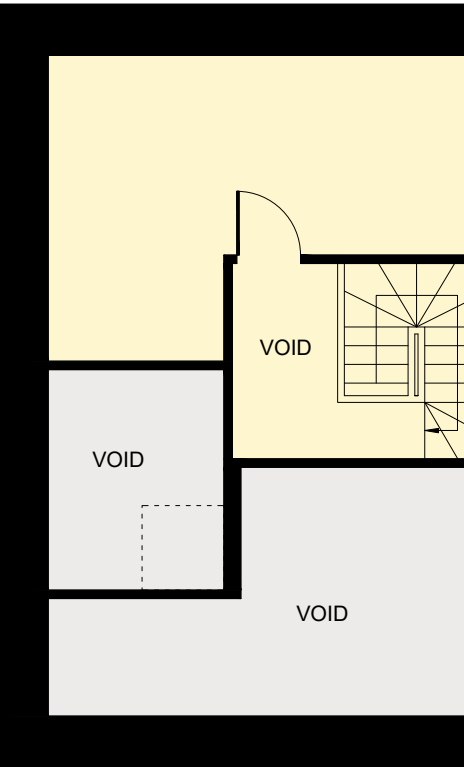




GROUND FLOOR



FIRST FLOOR



ATTIC

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.

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