



Swan Barn Road, Haslemere, Surrey , GU27 2HY
Price Guide £1,325,000 Freehold

BROWLEA SWAN BARN ROAD HASLEMERE GU27 2HY

Character detached 1920's house

4 bedrooms, bathroom and shower room

Kitchen/breakfast room and dining room

Large driveway and detached double garage

Established and secluded gardens

Private cul de sac location - 0.25 miles from the High Street

Double glazing and gas central heating

Spacious beamed sitting room with open fireplace

Scope for modernisation and extending subject to planning permission.

0.7 miles from Haslemere station.



An individual character 1920's four bedroom detached family home, with a generously sized and secluded garden, in a quiet private cul de sac just a short walk from Haslemere High Street.

THE PROPERTY

This attractive 1920s detached residence offers a wonderful blend of character features and generous living space, ideal for modern family life with scope to modernise or extend subject to planning permission. Set back from this quiet private cul de sac with only a handful of houses, there is a large and private garden to the rear, backing onto picturesque fields and Swan Barn Farm National Trust beyond. On the ground floor is an elegant beamed sitting room with an open fireplace and like the open plan kitchen/breakfast room, has doors onto the rear patio and garden. A double aspect dining room and cloakroom off the hall completes the ground floor accommodation. On the 1st floor are 4 well proportioned bedrooms complemented by a family bathroom and separate shower room. The property has replacement double glazed windows, gas central heating via radiators and private drainage - septic tank.



THE GROUNDS

The property is approached by its tarmac driveway with parking space for several cars, leading to front entrance area, side gate into the rear garden and detached double garage with light and power. The majority of the established and well screened gardens lie to the rear where there is full width paved terrace which enjoys a raised views over the upper and lower levels of well manicured lawn with retaining stone walls and beautiful magnolia.

SITUATION

Haslemere Town Centre provides a comprehensive range of shops and boutiques including Boots, Lloyds Pharmacy, Space NK and TG Jones, restaurants, public houses and coffee bars, together with Waitrose. Approximately 0.6 miles away on foot is the main line station which offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M&S food hall in Wey Hill (approximately 1 mile) along with several local shops and Haslemere Library. The Georgian Hotel in the High Street offers spa facilities as does Lythe Hill Hotel on the outskirts of the town. Haslemere Leisure Centre, The Edge, Woolmer Hill and the Recreation Ground all provide sports and leisure facilities and there are numerous golf courses in the area. There are excellent schools for all ages both state and private in and around the town and the whole area is surrounded by miles of open countryside much of it National Trust owned. The nearby A3 provides links to London, the motorway network and South Coast.

Haslemere High Street - 0.25 miles

Haslemere Station - 0.7 miles

Hindhead A3 access - 4.3 miles

Godalming - 9.2 miles

Guildford - 15.2 miles

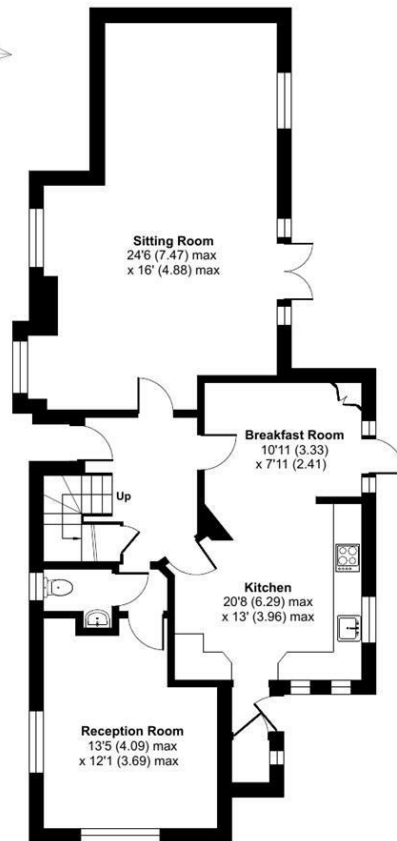
Petworth - 10.2 miles

All distances are approximate

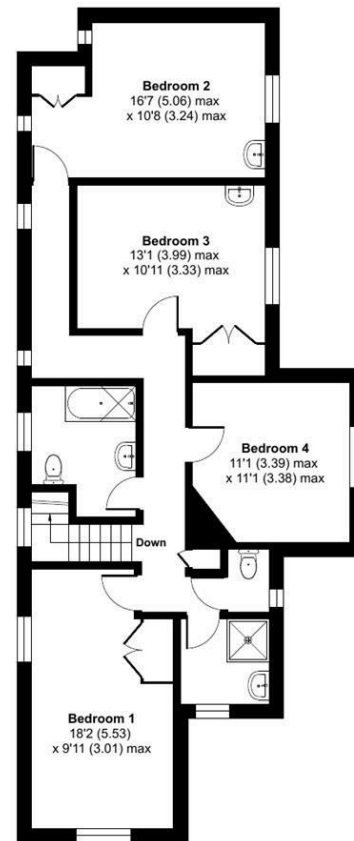


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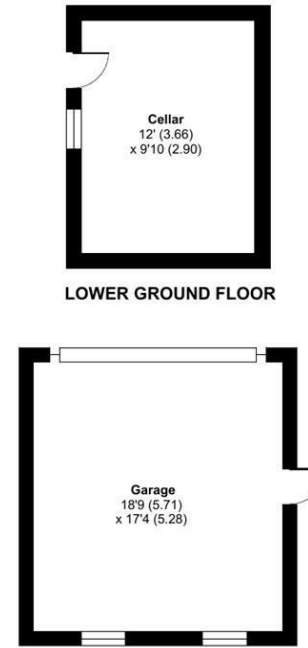
Approximate Area = 1982 sq ft / 184.2 sq m
Garage = 325 sq ft / 30.1 sq m
Total = 2307 sq ft / 214.3 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n°chem 2026. Produced for Clarke Gammon. REF: 1446483

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band G

SERVICES

Mains water, electricity, private drainage - septic tank, gas central heating

4th September 2026

Energy Efficiency Rating

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

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in the High Street, head towards the old town hall, staying in the left hand lane turning left onto the Petworth Rd B2131. Continue for a quarter of a mile turning left into Swan Barn Road where Browlea will be found towards bottom on the left hand 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

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