



**The White Barn, Grayswood Road, Haslemere, Surrey, GU27
2DJ - Guide Price £575,000 Freehold**

CLARKE  GAMMON
1919

THE WHITE BARN, GRAYSWOOD

An intriguing character two bedroom barn conversion

Ancillary barn conversion with mezzanine bedroom and open plan living area

Planning permission applied for to create a single three bedroom dwelling

Well fitted kitchen/dining room

Double height beamed living room with wood burner

Delightful setting next to Grayswood village hall and village cricket green

Gas central heating via radiators

A short walk to Grayswood primary school and church

Private shingled courtyard garden and parking space

A short drive to Haslemere station & High Street



Two interesting and intriguing character detached barn conversions, privately situated next to Grayswood village green, with planning permission applied for to join the two and create a single three bedroom dwelling

THE PROPERTY

A unique opportunity to purchase two detached converted barns - The Hay Barn & The Hay Loft enjoying a private and discreet courtyard setting next to Grayswood village hall. Both barns ooze, charm, character and cosiness with the potential to be joined together to create one, mainly single story three bedroom dwelling. Our vendor clients have applied for planning permission to do this - Planning Ref WA/2025/02342, proposed plans and drawings are available from Clarke Gammon. The Hay Barn comprises of accommodation arranged over two floors. The main reception room has a vaulted ceiling with many exposed timber beams and a central wood burning stove. There is a fitted kitchen/dining room with a range of units and dining table space. . The first floor is equally as charming, providing one bedroom and a bathroom. The Hay Loft is slightly smaller, but no less charming with more exposed beams, an open plan living room kitchen, shower room and mezzanine style bedroom area. . These beautiful barns need to be viewed to be fully appreciated.



THE GROUNDS

The property is approached from Grayswood village hall car park where coded automatic gates leads into the property where the garden is mainly shingled. Centrally between the Hay Barn & Hay loft is an attractive rectangular paved edged feature with box hedging. There is an area of raised decking for outside dining and a parking area to the right of the larger barn with ample additional parking

SITUATION

The thriving village of Grayswood has a pretty village green, modern sports pavillion/hall, primary school and church. Nearby Haslemere provides a comprehensive range of independent shops, Hospital and health centre, boutiques, restaurants, public houses and coffee bars together with Waitrose, M&S Food and Tesco amongst other well known chains. The main line station offers a fast and frequent service into London Waterloo in under one hour. The Lythe Hill hotel has a spa and the town offers a wide range of sports facilities with several quality golf courses close by. Polo can be enjoyed at Cowdray Park in Midhurst and the popular horse racing and motorsports events at Goodwood are less than 20 miles away. There are excellent state and private schools in the area, which is surrounded by miles of open countryside, much of it National Trust owned. The nearby A3 provides road links to London, the south coast and motorway network.

Grayswood Primary School - 5 minutes on foot
Haslemere High Street - 1.3 miles
Haslemere Main line station - 1.8 miles
Chiddingfold - 3.2 miles
A3 access at Milford - 6 miles
Milford Station - 6 miles
Godalming - 7.3 miles
Guildford - 13 miles

All distances are approximate

Grayswood Road, Grayswood, Haslemere, GU27

The Hay Barn = 616 sq ft / 57.2 sq m
 The Hay Loft = 442 sq ft / 41 sq m
 Total = 1058 sq ft / 98.2 sq m
 For identification only - Not to scale

LOCAL AUTHORITY

Waverley Borough Council

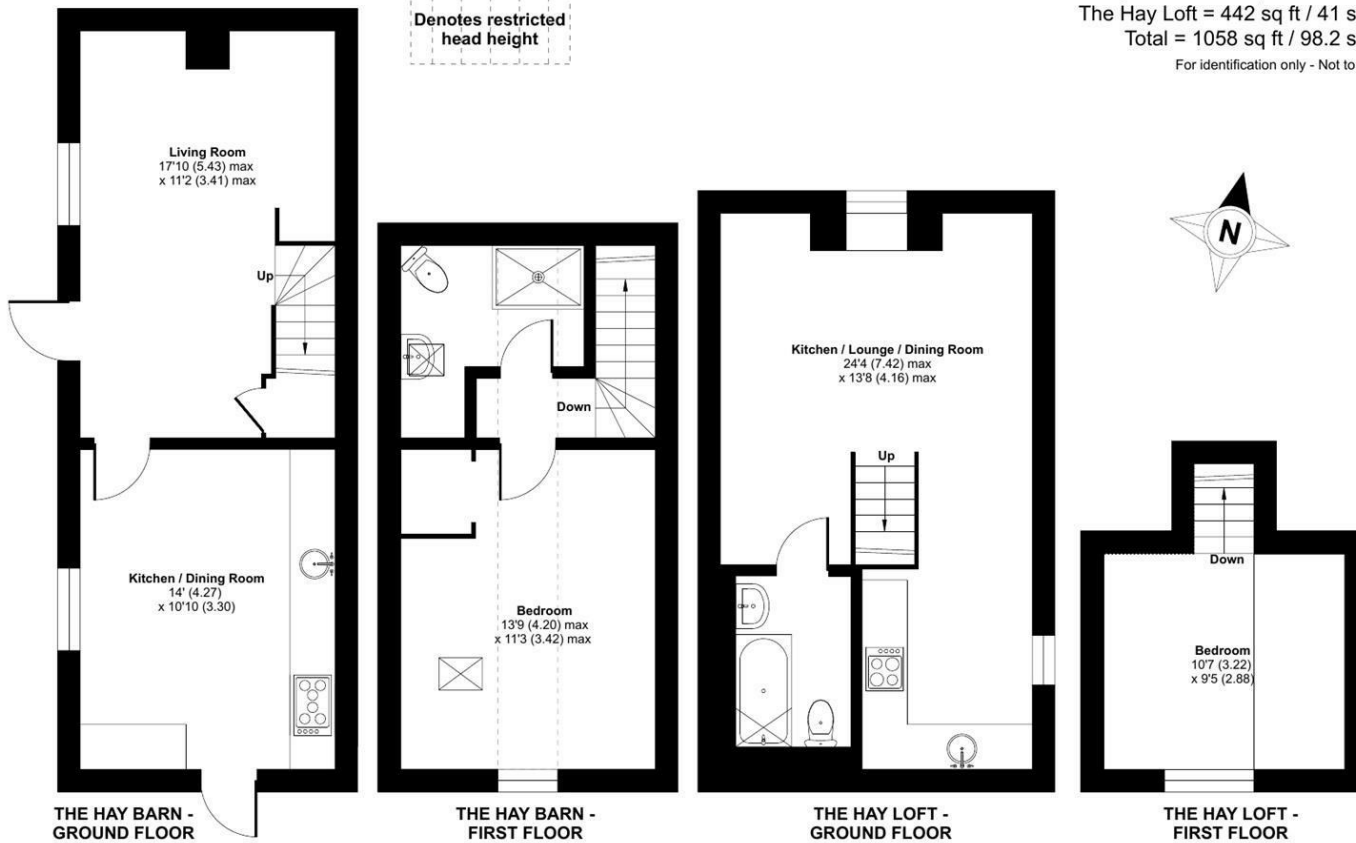
COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

1st April 2026



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Clarke Gammon. REF: 1435580

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(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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DIRECTIONS

From our office in Haslemere Hight Street, turn right onto the Grayswood Road towards Godalming. On entering the village of Grayswood, continue past the village green turning right into the village hall car park where The White Barn Barn will be found behind its automatic gates 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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