



Heron House Springfarm Road, Haslemere - GU27 3RH

Guide Price £750,000 - Freehold



A stylish four double bedroom detached family home situated in a private position with gated access in the heart of Camelsdale.

- **Detached Family House**
- **Four Double Bedrooms**
- **Spacious Open Plan Kitchen / Dining Room**
- **Study/Office/Playroom**
- **Recently Refitted Ensuite Shower Room**
- **Recently Replaced Double-Glazed uPVC Windows And Doors**
- **Secluded Rear Garden**
- **Off-Road Parking And Garage**
- **Within Walking Distance To Pub, Shops And Local Schooling**
- **Approximately A Ten Minute Bike Ride To Haslemere Train Station**

This impressive four-bedroom, two-bathroom, detached house offers an exceptional blend of modern comfort and timeless charm, making it an ideal family home. The property features two spacious reception rooms, both bathed in natural light from large windows and finished with neutral decor providing a welcoming and versatile living space. The expansive living areas include a cosy central fireplace in the sitting room. The open plan kitchen / dining room benefits from modern kitchen units, integrated appliances, and walnut flooring running through. An additional reception room on the ground floor could be used as a working from home space or playroom. A utility cupboard and spacious cloakroom completes the ground floor accommodation. Upstairs, leading from the light-filled landing, are four double bedrooms featuring large windows, some with built-in wardrobes, all finished with a neutral décor.

This detached property stands out with its charming blend of brick and timber cladding, set behind a well-maintained front garden and a distinctive sculpted tree for added kerb appeal. Ample off-road parking is provided via a driveway and an attached garage, meeting the practical needs of a modern family. The secluded rear garden with lawn and mature trees, has raised beds and a decked area for the children's playhouse. French doors from the house open directly onto a patio, seamlessly extending the living space outdoors. The modern bathrooms are both bright and stylish, boasting sleek fixtures, the recently re-fitted ensuite features a contemporary walk-in shower, and elegant tiled finish. Heron House combines comfort, functionality and style, presenting an exceptional opportunity for families seeking a move-in-ready property with outstanding indoor and outdoor living spaces along with excellent proximity to the local amenities of Camelsdale.

Location:

Camelsdale is an extremely sought-after area being within the catchment area of the very popular Camelsdale Primary School, whilst bordering Marley Common and miles of stunning countryside, much of which is in the ownership of the National Trust and offers excellent walking, running, cycling and riding opportunities amongst The Surrey Hills National Landscape and South Downs National Park beyond. Haslemere is a charming, historic market town on the southern fringes of Surrey with a vibrant range of independent shops, restaurants and cafes as well as a Tesco, Waitrose and M&S Food Hall. There are excellent road links to London and the south coast whilst the mainline station offers a fast train service to London Waterloo in around 49 minutes. There are highly regarded schools for all ages as well as leisure and cultural facilities including The Haslemere Leisure Centre, Haslemere Halls and Haslemere Educational Museum.

Directions:

SATNAV: GU27 3RH

what3words: ///hike.crunches.subsets

Services:

Broadband and Mobile services: Visit checker.ofcom.org.uk

Mains: Gas, electric, water, and drainage (as advised by our vendor)

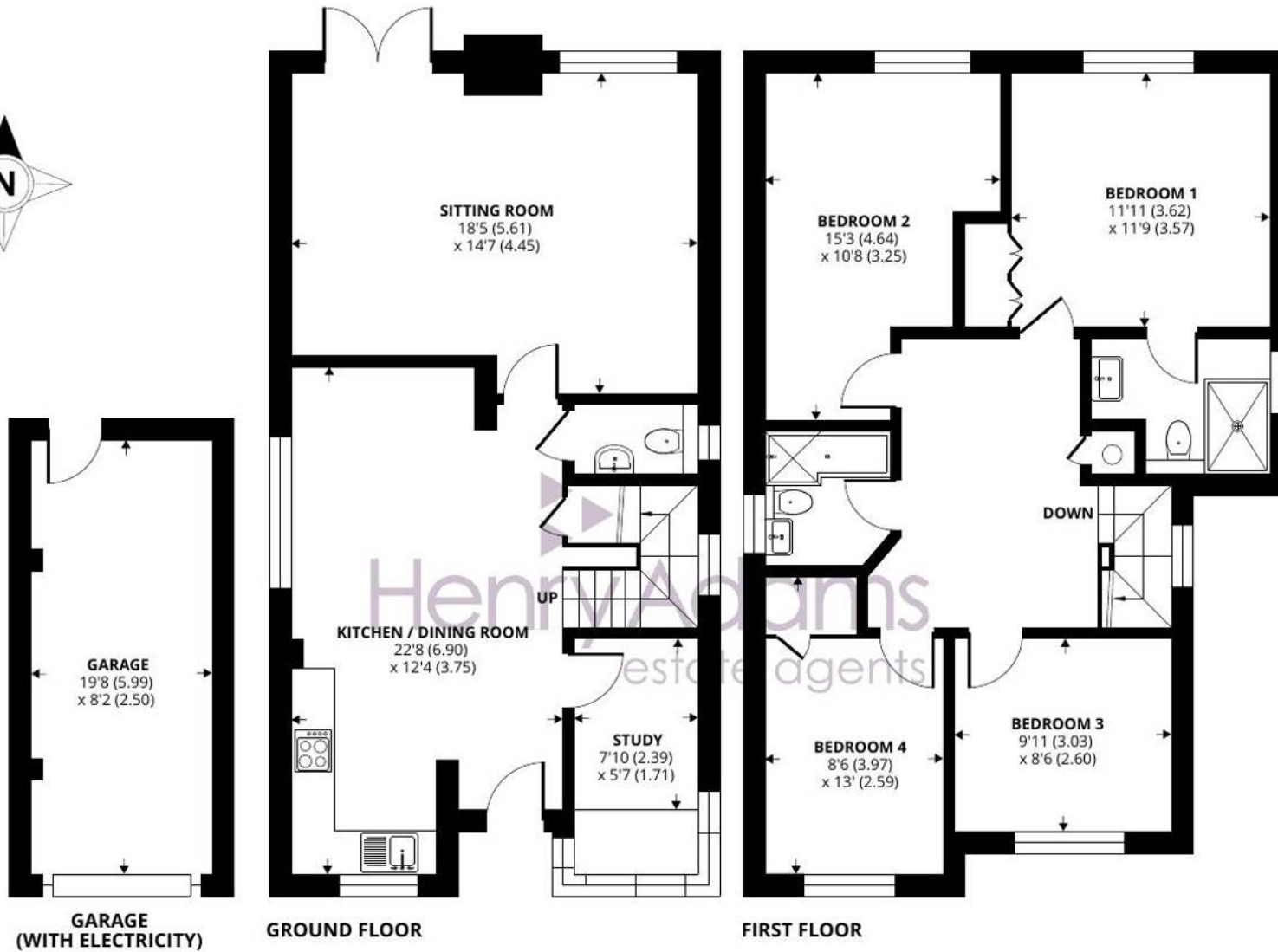
Chichester District Council - Council Tax Band: F (£3,553.04)

EPC Rating: D

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Approximate Area = 1377 sq ft / 127.9 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1538 sq ft / 142.8 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). © n̄checom 2026.
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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.