



Overponds, 11 Linchmere Road, Hammer, Linchmere, West Sussex, GU27 3QF

Guide Price £899,950 - Freehold

Henry Adams
estate agents



A spacious detached four-bedroom family home with a self-contained one-bedroom annexe, versatile living accommodation and a tiered landscaped garden with views.

- Fabulous Detached Family Home
- Open Plan Kitchen & Living Area Creating A Family Hub
- Front Aspect Family Room
- Sitting Room With Wood Burning Stove
- Downstairs Cloakroom
- Principal Bedroom With Shower Room & Dressing Area
- Three Further Bedrooms In Main House
- Studio/Bedroom - Ideal Den Or Annexe
- Landscaped South Facing Gardens & Outbuildings
- Spacious Driveway With Off-Road Parking

Overponds is a beautifully presented four-bedroom, two-bathroom detached house that offers an exceptional blend of modern style and traditional charm, making it a perfect home for families and professionals alike.

The front door opens into an entrance porch, providing useful storage for coats and shoes, before leading into the main hallway. Dark oak flooring and original panelled doors feature throughout the ground floor, adding character to the home. The hallway also provides access to understairs storage and a ground-floor cloakroom.

To the right is a generous family room, while to the left the accommodation opens into a spacious, wraparound kitchen, dining and living area. This versatile space is ideal for both everyday family life and entertaining, with a wood-burning stove providing a focal point to the living area and bi-fold doors opening onto the garden.

The kitchen is fitted with a comprehensive range of base and wall units, a five-burner gas hob, extractor, fridge and dishwasher, together with a useful peninsula breakfast bar. A bank of floor-to-ceiling cupboards provides additional storage, a second sink, space for a fridge/freezer, plumbing for a washing machine and houses the gas-fired boiler.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from wall-to-wall fitted wardrobes, a separate dressing room and an en-suite shower room. The remaining bedrooms are served by a family bathroom with a bath and separate shower cubicle.

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Outside, the property is approached via a driveway providing ample off-road parking. Gated side access leads to the rear garden, where a detached, self-contained annexe offers additional flexibility. Arranged over two floors, it comprises a ground-floor hallway, bathroom and workshop/utility room, with a generous double bedroom on the first floor. The annexe could suit a variety of needs, including guest accommodation, independent living or home-working, subject to any necessary consents.

The tiered South facing garden is a particular feature of the property, with several distinct areas, mature planting and views across the surrounding countryside. Adjacent to the house, a secluded paved courtyard with a water feature can be accessed from both the kitchen and living area. Steps lead to a further terrace with artificial lawn and established borders, followed by an elevated decked and paved seating area. Here, a summerhouse with an adjoining study provides additional space for relaxing or working from home, with views across fields to the rear and distant views to the front. Furthermore, there is ample hidden storage sheds to the rear of the property.

Utilities & Services

Mains: Gas, Electric, water, and drainage (As advised by our vendor)

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://www.ofcom.gov.uk/broadbandchecker)

Chichester District Council Tax Band: F (£3,567.32)

EPC RATING: C

Location & Directions

SATNAV: GU27 3QF What3Words/// tabloid.everybody.installs

The property is located on the fringes of Haslemere and close to Camelsdale which has a popular primary school and local village shop. Haslemere town centre is about 2 miles away and offers a good range of independent shops, boutiques, restaurants, coffee houses, Waitrose and M&S Food Hall. There are good road links to London and the south coast and the mainline station offers a fast train service to London Waterloo in around 49 minutes. There are excellent schools locally for all ages and leisure facilities including The Haslemere Leisure Centre. The surrounding area has some stunning countryside, much of which is in the ownership of the National Trust and offers excellent walking and riding opportunities.

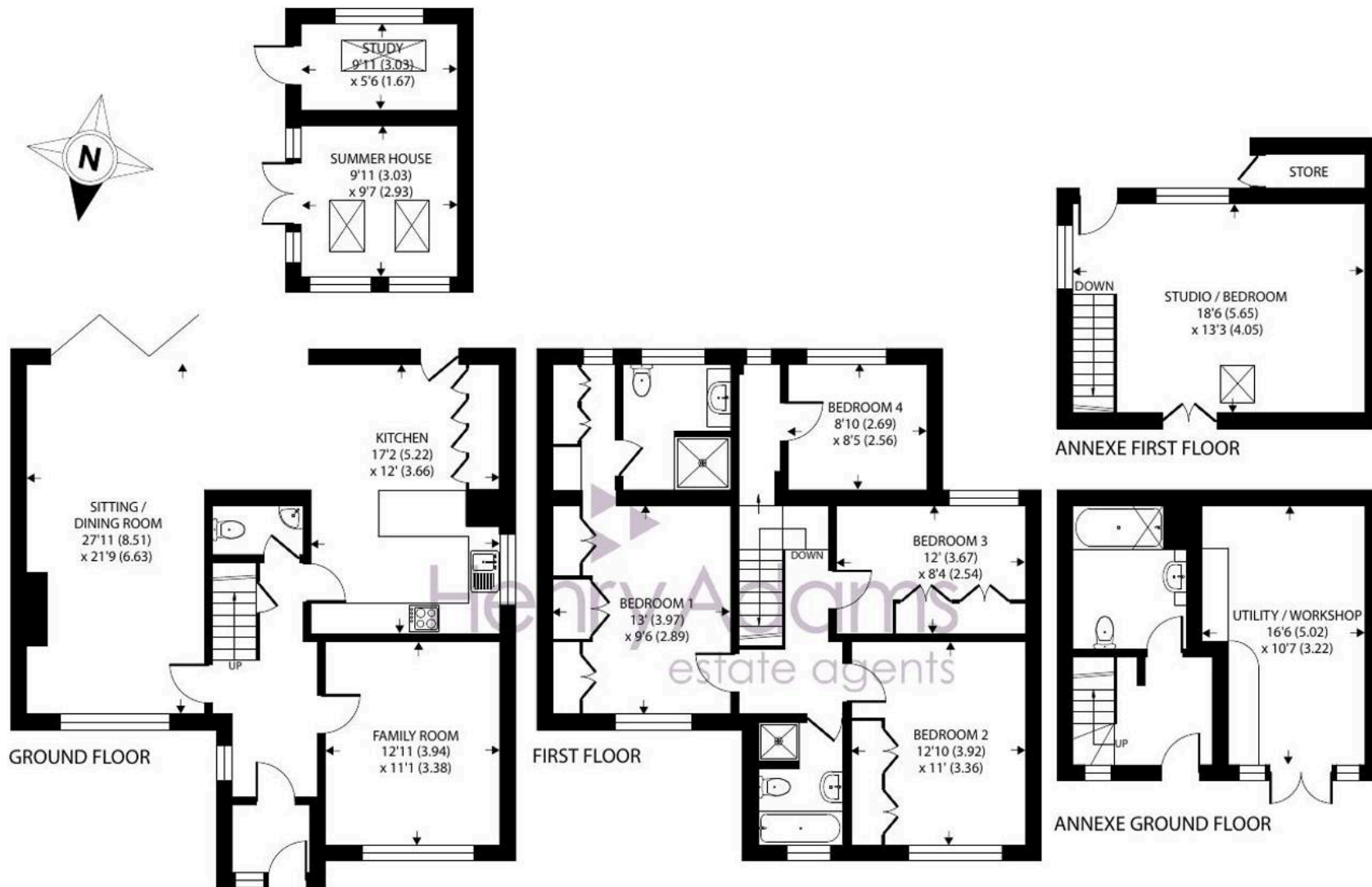
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11 Linchmere Road, Haslemere

Approximate Area = 1571 sq ft / 145.9 sq m

Utility / Workshop = 158 sq ft / 14.6 sq m

Annexe = 377 sq ft / 35 sq m

Outbuilding = 164 sq ft / 15.2 sq m

Total = 2270 sq ft / 210.7 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. Produced for Henry Adams. REF: 1531165



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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