



The Paddock, Haslemere, Surrey GU27 1HB
Price Guide £1,695,000 Freehold

4 THE PADDOCK HASLEMERE SURREY GU27 1HB

Stunning individual
contemporary home

Large level South facing
garden with extensive
terrace

4 double bedrooms, 3
bath/shower rooms

Fabulous
kitchen/breakfast/dining
room

Exceptional bespoke finishes
and cabinetry

Desirable non estate cul de
sac location

Turn key property - no
onward cahin

Living room & TV room

Extensive brick paved drive
and double garage

Utility room, pavilion &
garden shed



**A unique and distinctive
contemporary four bedroom
home combining light-filled
living spaces, bespoke joinery
and a carefully considered, high
quality specification.**

THE PROPERTY

The striking gabled frontage and expansive glazing create an impressive first impression, with a generous paved driveway providing ample parking and access to the garage. The double-height vaulted entrance hall sets the tone for the accommodation, featuring a statement chandelier, integrated storage and a solid oak staircase with glass balustrades. At the centre of the home is the stunning open-plan kitchen, dining and family room, designed for everyday living and entertaining. Full width bifold doors create a seamless transition onto the South facing garden terrace, perfect for parties and outside dining. A separate living room and tv room provide further space to relax, with carefully chosen lighting and bespoke detailing continuing the quality of finish throughout. A guest bedroom suite on the ground floor provides further flexibility and is complemented by three first floor double bedrooms. The main bedroom features beautiful bespoke wardrobe and draws with attractive integrated lighting and a luxuriously appointed en suite shower room.



THE GROUNDS

The property sits discreetly and privately behind a secure gated entrance, together with a separate pedestrian access gate. To the front is an extensive paved driveway provides ample parking and leads to attached double garage. The rear garden is level and private, enjoying a sunny Southerly aspect, with a generous terrace extending from the house to provide space for outdoor dining and relaxation. A timber pergola creates a focal point and a further seating area, while a garden shed offers practical storage

SITUATION

Haslemere is situated on the border of Surrey, Sussex and Hampshire and is well positioned for access to London via the A3 or by rail from the mainline station in Haslemere with a fast and frequent service into London Waterloo in under one hour. The town is surrounded by many acres of countryside, much of it is National Trust owned including Hindhead Common which is less than half a mile away. Here there are miles of scenic walks with some spectacular views toward central London along with the North and South Downs and the Devil's Punchbowl which also has a café. There are numerous golf courses in the area and a good selection of highly regarded state and private schools. Haslemere town centre offers a comprehensive range of shops, boutiques, hotels, restaurants, public houses and coffee bars. In West Street there are small independent shops such as a bakers, butchers and ironmongers alongside a Waitrose supermarket.

Wey Hill Shops & Amenities - 0.9 miles

Main Line Station - 1.3 miles

Town Centre - 1.7 miles

A3 Access at Hindhead - 3.4 miles

Guildford - 18.8 miles

All distances are approximate



The Paddock, Haslemere, GU27

Approximate Area = 2639 sq ft / 245.1 sq m (excludes void)

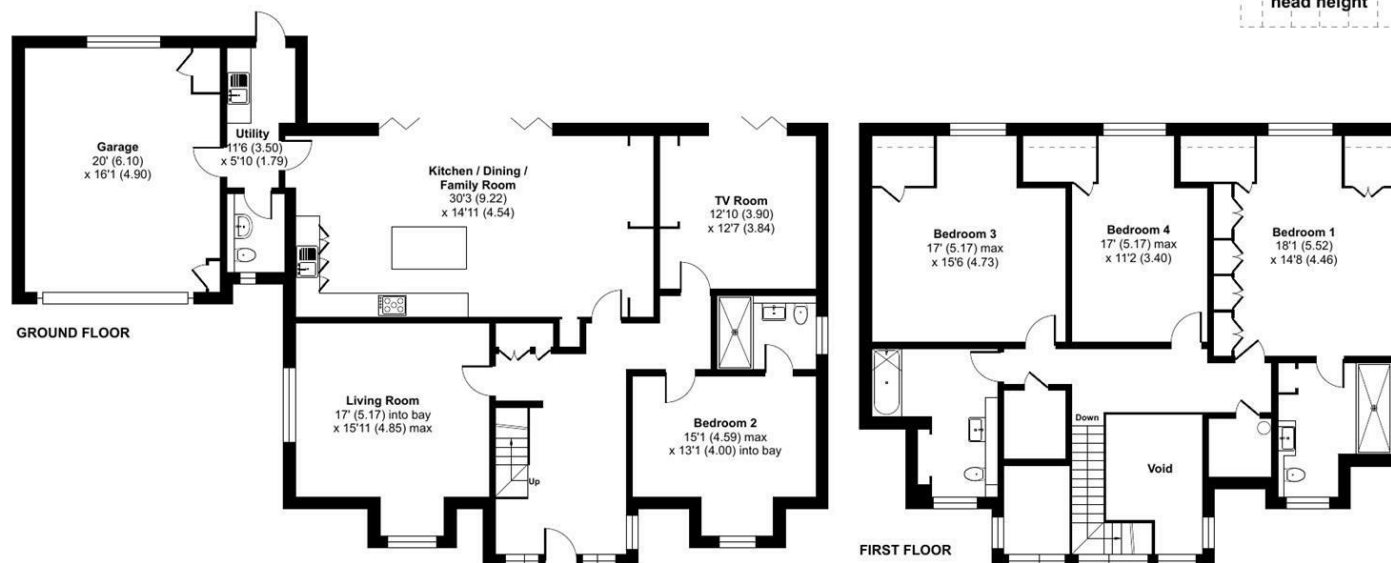
Limited Use Area(s) = 21 sq ft / 1.9 sq m

Garage = 322 sq ft / 29.9 sq m

Total = 2982 sq ft / 276.9 sq m

For identification only - Not to scale

Denotes restricted
head height



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: 1481303

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band G

SERVICES

Mains water, electricity, mains drainage
gas central heating

15th October 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(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	

CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

GU27 1HB From our office in Haslemere proceed up the High Street bearing right behind the Town Hall into Lower Street. Continue past the station and under the railway bridge. At the brow of the hill turn right into St Christopher's Green then left at the junction into Farnham Lane. Proceed up the lane for 0.5 miles where The Paddock will be found on the right. bear round to the right where No.4 will be found at the end.

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

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

