



9 Penfold Manor, High Street, Haslemere - GU27 2LT

Guide Price **£425,000** - Leasehold

9 Penfold Manor High Street

A beautifully presented first floor town apartment featuring a stunning open-plan kitchen, dining and living space, conveniently located within easy reach of Haslemere's amenities.

- Two Bedrooms
- Underfloor Heating
- Family Bathroom
- Allocated Parking Space
- Communal Gardens With Direct Access to National Trust Land
- Open-plan Kitchen / Sitting Room
- Convenient Town Centre Location
- No Onward Chain
- Plantation Shutters Throughout
- Principal Bedroom with Ensuite

Occupying a highly desirable position just a short stroll from Haslemere High Street, this immaculate first floor apartment offers low-maintenance living in the heart of the town. Perfectly suited to downsizers, professionals, or anyone seeking a secure "lock-up-and-leave" home, the property is presented in outstanding, move-in-ready condition with no onward chain.

The apartment's layout has been thoughtfully planned and at its heart is a bright, open-plan kitchen with central island, leading on to the spacious sitting room, which is flooded with natural light and features an elegant fireplace as its centrepiece.

The impressive principal bedroom benefits from fitted wardrobes and an en-suite bathroom. A second bedroom provides versatile accommodation, equally suited as a guest room or home office. A large welcoming entrance hall and family bathroom completes this highly practical apartment. All of the windows feature plantation shutters; the hall also gives access to a large loft space with pull down ladder and light.

Outside, via the immaculately maintained communal gardens, a private gate leads directly onto the National Trust-owned Swan Barn Farm, providing wonderful countryside walks from the doorstep.

The property comes with the added benefit of one allocated parking space.



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Tenure & Services:

Leasehold - 125 years from 2006 (circa 104 years remaining)

Current service charge approximately £1958 every 6 months

Ground Rent: Currently £100 per annum

Mains: Gas, Electric, water, and drainage as advised by our vendor.

Waverley Borough Council Tax Band: E (£3,151.85) 2026/27

EPC Energy Efficiency Rating: C

Directions:

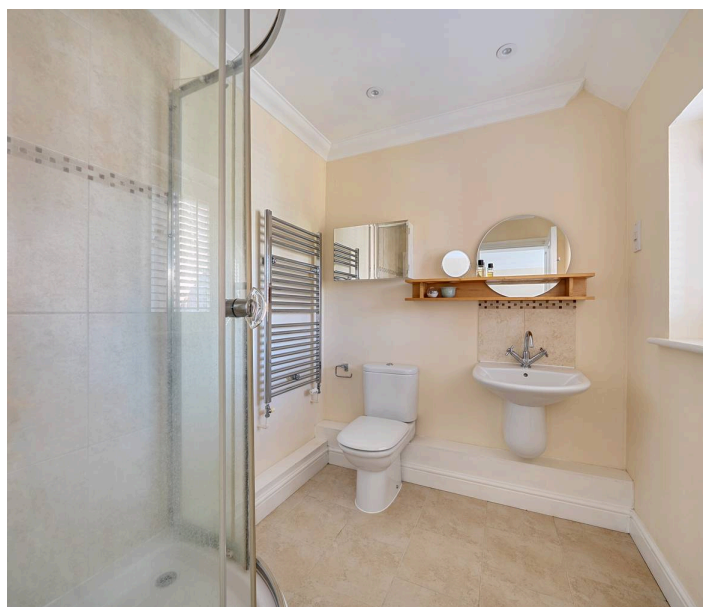
SATNAV: GU27 2LT

Location:

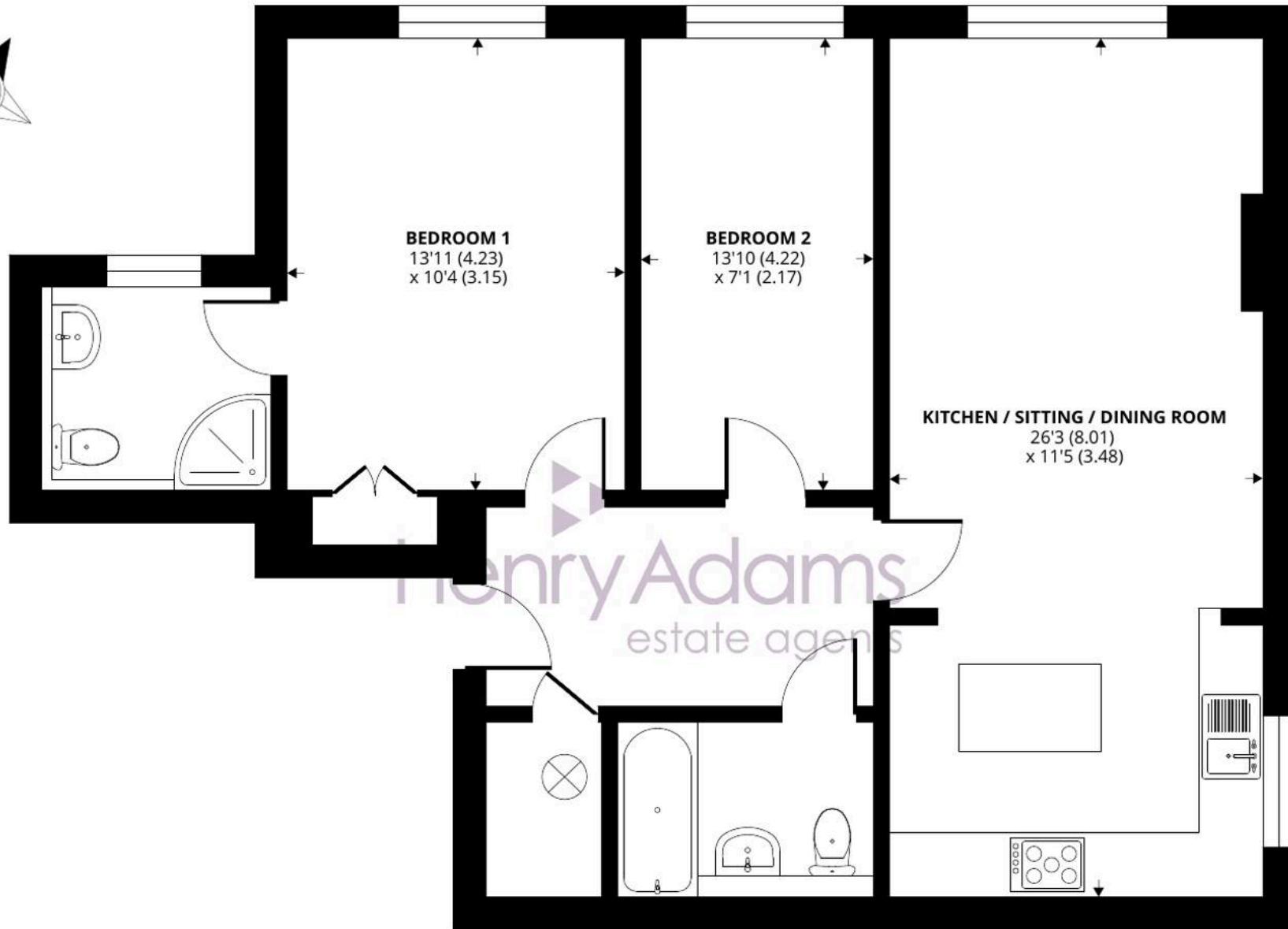
Penfold Manor enjoys an enviable town-centre location, only a few minutes' walk from Haslemere High Street with its excellent range of independent shops, cafés, supermarkets and everyday amenities. Haslemere Hospital and the GP surgery are also within easy walking distance.

For commuters, Haslemere's mainline railway station provides regular services to London Waterloo in under an hour, while the nearby A3 at Hindhead offers straightforward access to London and the South Coast.

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GROUND FLOOR

High Street, Haslemere, GU27

Approximate Area = 766 sq ft / 71.1 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). © ntechcom 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.