



Cedar Cottage, Kemnal Park, Haslemere, Surrey, GU27 2LF.
Price Guide £1,950,000 Freehold.

CLARKE  GAMMON

CEDAR COTTAGE, KEMNAL PARK HASLEMERE SURREY GU27 2LF

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Cedar Cottage is a highly desirable and historical 'Rhodes House' which has been successfully and caringly enlarged and modernised to a high standard. It occupies an established and private location in large gardens of half an acre and is within easy walking distance of Haslemere town centre and mainline station.

Kemnal Park is one of the most highly sort after locations in Haslemere because of the proximity to the town. The property has recently been cleverly and tastefully enlarged and modernised. Internally the charming character of the property still exists. There is a large entrance hall off which is a cloakroom. The drawing room which has been enlarged has a feature fireplace, it is triple aspect and there are hardwood patio doors to the sun terrace and rear garden. There is a sizable sitting room along side of the new dining room which has an original pantry & utility room, this leads to the extremely spacious and tasteful kitchen/breakfast/family room with extensive Corian worktops, base cupboards and drawers, there is a large island unit incorporating a breakfast bar, further work surfaces with base cupboards and wall mounted cupboards and full range of appliances. There is a family space with suitable sitting area and bifold doors which leads to a sun terrace at the side of the property.

The bedroom accommodation is impressive, there are two bedroom suites to either end of the house with en suites, there are three further bedrooms a family bathroom and excellent storage.

Outside the grounds and facilities are an undoubted feature, there is a long tarmac driveway which leads to the property and provides parking for numerous cars and also leads to the impressive timber carport with roof storage and a large internal secure store. The gardens enjoy a high degree of privacy and surround the house, laid to lawn with mature boundaries and there are large sun terraces. In all it extends to over 1/2 acre with sunny aspects.

- Impressive & spacious family house
- Hall, cloakroom & utility
- Sitting room & dining room
- 2 large bedroom suites
- Impressive large & long driveway with double carport
- Extended & modernised to a high standard
- Triple aspect drawing room
- Superb kitchen/breakfast/family room
- 3 further bedrooms (5 in all) family bathroom
- Extensive gardens surrounding the house with 1/2 acre

CG HASLEMERE

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Local Authority: Waverley B.C.

Services: All main services

Tax band G









SITUATION

The house is tucked away within walking distance of the Town centre and main line station. Haslemere offers a comprehensive range of shops including Waitrose, Tesco, M & S Food, Boots, Lloyds Pharmacy, Space NK and T G Jones (W H Smiths) along with boutiques, restaurants, public houses and coffee bars including Costa. There are two hotels; The Coppa Club in the High Street and Lythe Hill; both of which have spas. There are two sports centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground and Woolmer Hill School. Golf can be enjoyed at several high quality courses nearby including Cowdray Park, Hindhead, Liphook & Old Thorns Golf & Country



Club. The area is renowned for its excellent schools, both state and private. The main line station provides a fast and frequent service into London Waterloo in under one hour and the A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.



DIRECTIONS

From the centre of Haslemere Town proceed in the northern direction looking to turn right having just left the town into Three Gates Lane. Kemnal Park will be found on the left hand side after 1/4 mile. Cedar Cottage is the second property on the right. What3words location: elect.enlighten.president

8th September 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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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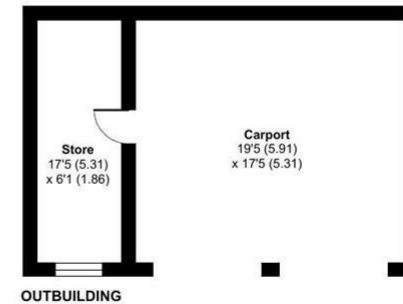
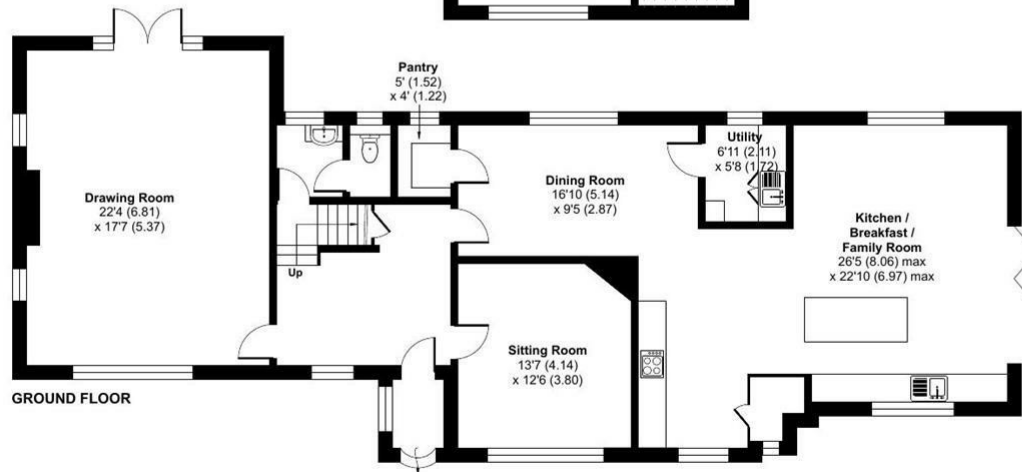
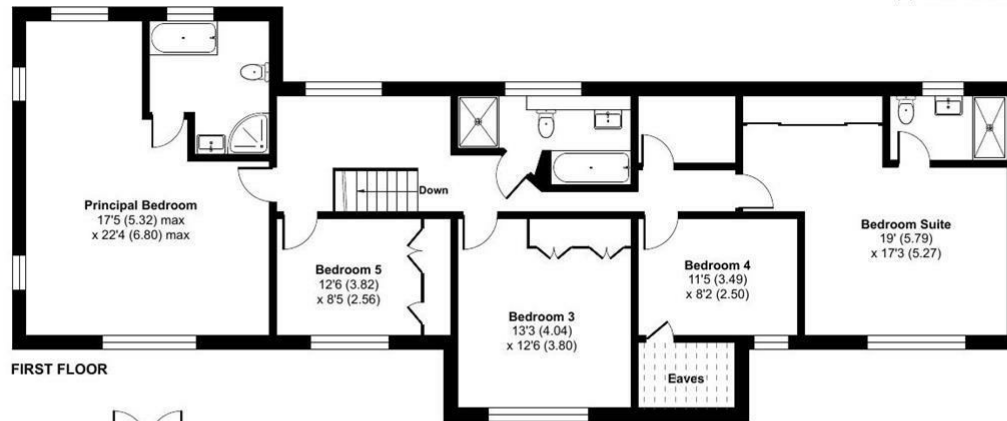
Approximate Area = 2887 sq ft / 268.2 sq m (excludes carport)

Limited Use Area(s) = 39 sq ft / 3.6 sq m

Outbuilding = 106 sq ft / 9.8 sq m

Total = 3032 sq ft / 281.6 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). © nichecom 2026. Produced for Clarke Gammon. REF: 1512819

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.

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