



Hazelwood Farnham Lane, Haslemere - GU27 1EX

Guide Price £850,000 - Freehold



A superb Edwardian home with many charming features. Ideally situated on this much favoured location, providing easy access to Haslemere town centre, mainline station and beautiful open countryside.

- Delightful Edwardian Home
- Prestigious Haslemere Location
- Living Room With Box Bay Window & Fireplace
- Spacious Open-Plan Kitchen/ Diner
- Family Bathroom & Separate Shower Room
- Cinema Media Room/ Home Gym
- Mature Tiered Garden
- Timber Garden Office/ Studio
- Superb Far Reaching Views
- Off Street Parking

Hazelwood is a delightful, immaculately presented Edwardian home which has been sympathetically improved and updated by the current owners. To the front of the house there is off street parking and a paved path winds down between mature planted borders to the original front door, with pull doorbell. The front door leads into a central, light-filled hallway, with striking tessellated tiled floor. The main reception rooms lead off left and right. To the right, is a large dual aspect sitting room featuring high ceilings, reengineered oak flooring and double bay window looking out on to the mature planted front garden. A working open fireplace with marble surround and inset floral tiling provides a stunning focal point to the room. Leading from the left of the hall is an expansive kitchen / dining room with newly installed wood burner, bespoke stained glass window detail, reengineered oak flooring and a comprehensive array of kitchen units and integrated appliances (including two ovens, a microwave combination oven, dishwasher and a tall fridge/freezer) finished with granite worktops, whilst French doors lead out onto the fabulous terrace.

Circling back to the hall, there is a large cupboard, currently providing storage and additional freezer space, whilst stairs ascend to the first floor. On the first floor are two generous double bedrooms, both with built-in storage and a useful shower room with WC and underfloor heating. Up a few further stairs is the light and spacious family bathroom with under-floor heating. There is a separate walk-in shower, wall hung WC, large wash basin and a bathtub with a mirrored, waterproof TV as well as plenty of concealed storage. An attractive feature fireplace with original hand painted tiles has been retained adding character charm. On the second floor are bedrooms three and four, both with ample eaves storage and Velux windows. Bedroom three also benefits from a fold out balcony window to take in the stunning views of the garden and beyond.

Outside the paved terrace wraps around the side and rear of the property and overlooks the garden whilst providing views beyond and is the perfect spot for catching all day sun. Steps, with wrought iron balustrade lead down to the garden where there is a lawn, further patio area, shed and storeroom. From this level the cinema room under the house can be accessed along with a useful adjoining utility room.

A winding wood chip path leads down between planted beds with heather, rhododendrons, ferns and a magnolia tree to a further generous lawned area surrounded by hedging and mature trees, where a shed and a garden room (insulated, with power and water) can be found.

Services:

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

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

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

EPC RATING: D

Directions:

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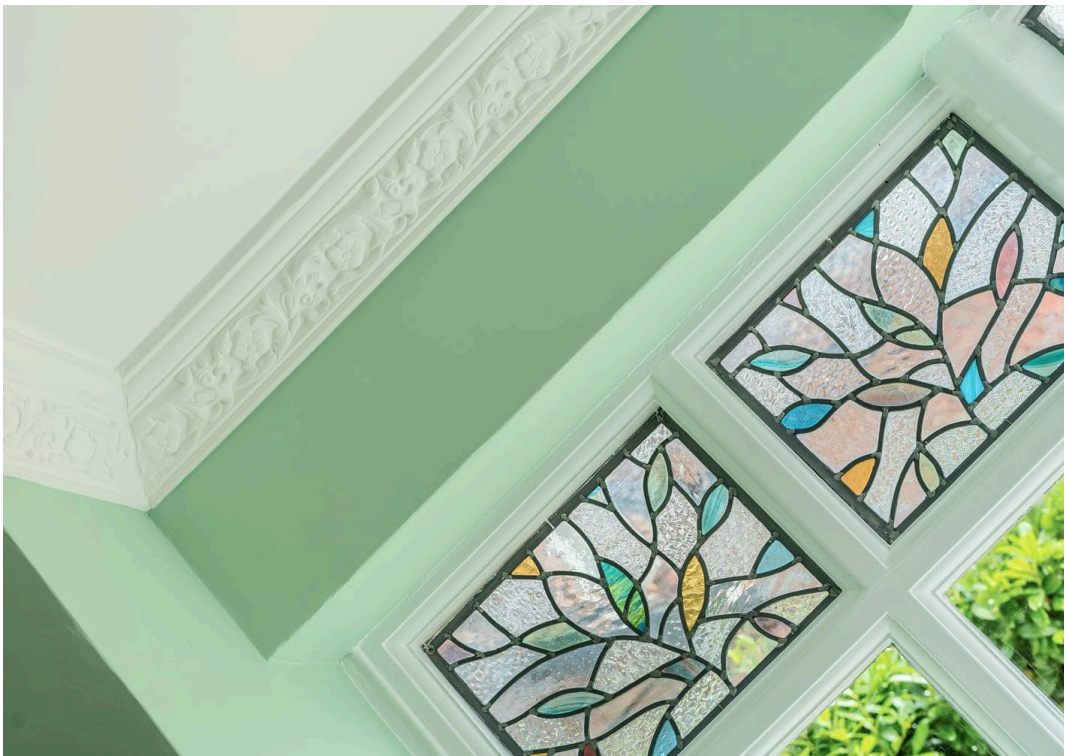
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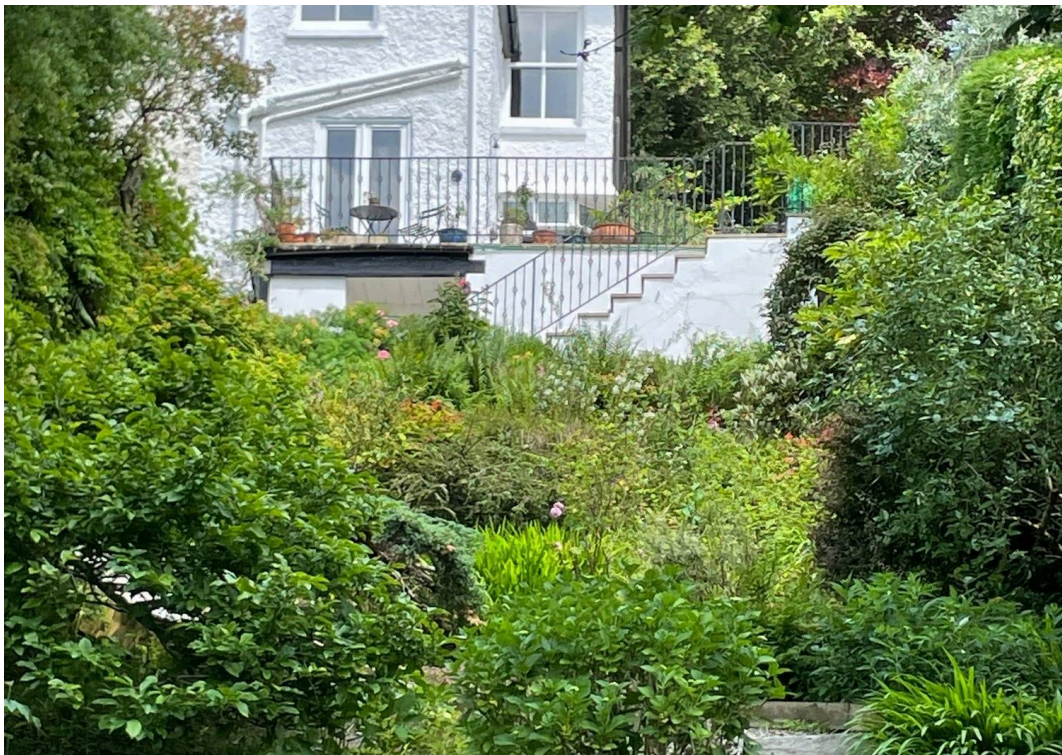
Located just off Farnham Lane, on the rural fringes of Haslemere, adjoining large areas of beautiful open countryside yet within easy reach of the town and station. It has a variety of individual properties, being one of the most sought after locations in the town. Haslemere is an attractive town with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and the mainline station is within walking distance and offers a fast train service to London Waterloo in around 49 minutes. There are excellent schools locally, both state and private, and leisure facilities including The Haslemere Leisure Centre. The area surrounding the town has some stunning countryside, much of which is in the ownership of the National Trust and offers excellent walking and riding opportunities.

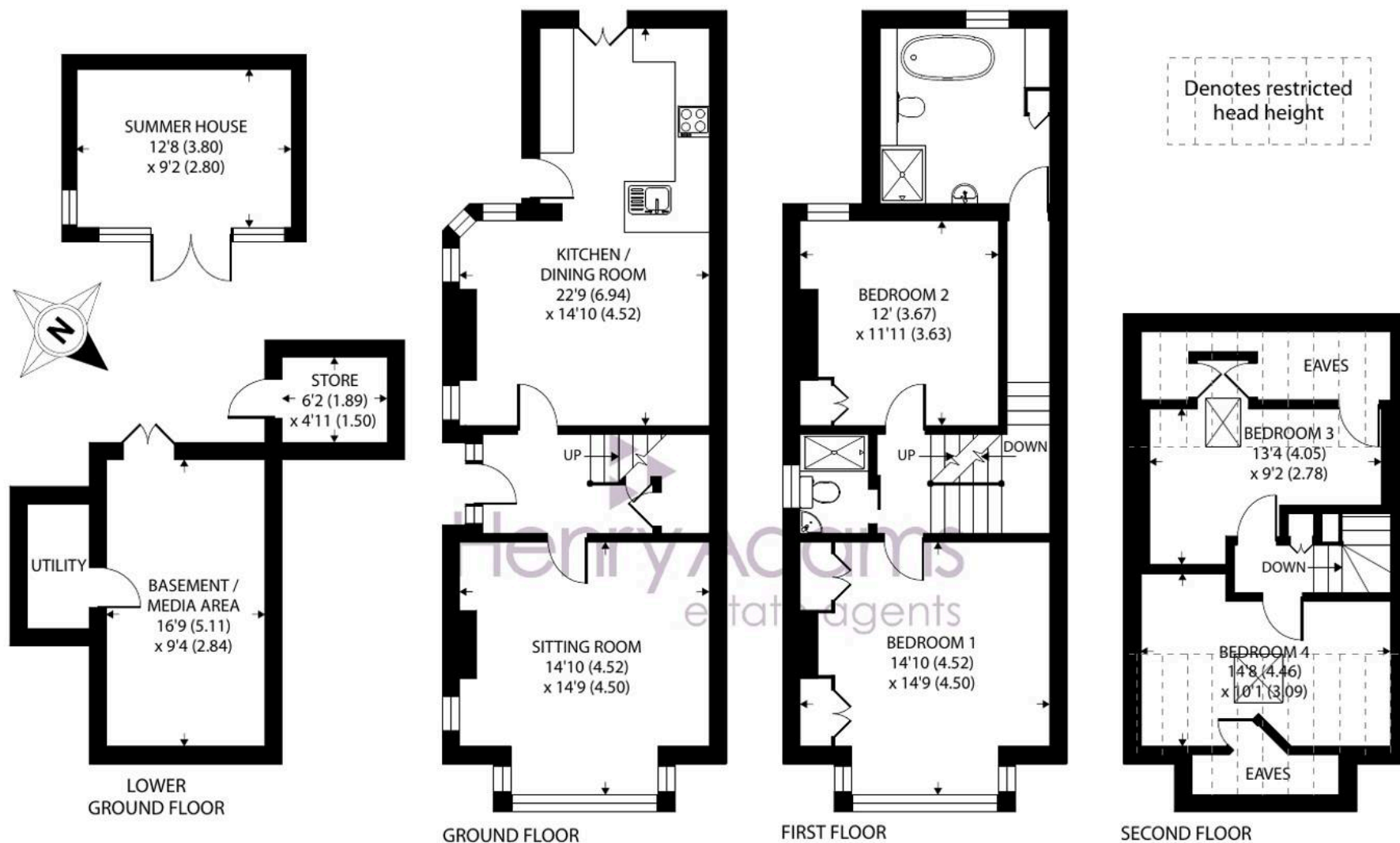
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Hazelwood, Farnham Lane, Haslemere

Approximate Area = 1675 sq ft / 155.6 sq m

Limited Use Area(s) = 162 sq ft / 15 sq m

Outbuilding = 144 sq ft / 13.4 sq m

Total = 1981 sq ft / 184 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). © nichecom 2025. Produced for Henry Adams. REF: 1304297





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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