



Farnham Lane, Haslemere, Surrey
Guide Price £1,395,000

CLARKE  GAMMON

Weymere

FARNHAM LANE HASLEMERE SURREY GU27 1EY

Guide Price £1,395,000 Freehold

A superb modern home beautifully presented with stunning townscape views, just a short walk from local shops and Haslemere's main line station.

Weymere is set back from Farnham Lane, discreetly located and enjoys amazing views and vistas from both the house, delightful landscaped gardens, sundeck and balcony. Built originally in the 1960's, the property has been thoughtfully and tastefully enlarged and modernised to a very high standard by the current owners creating a light open living dining kitchen space, all of which enjoy the incredible south facing views. The sleek high specification kitchen is centered around its island with a range of features including Neff, Miele and Siemens appliances, granite worktops and Quooker tap. The open plan living/dining area has both a rear and side aspect with two sets of brushed aluminum sliding doors spilling out onto the sun deck and a contemporary style inset gas fireplace. The flexible adaptable layout has four double bedrooms over the three floors with bedroom one on the top floor maximising the amazing views with a balcony, dressing room and ensuite shower room with underfloor heating. Bedrooms two & three both have ensuite shower rooms and the family bathroom lies adjacent to bedroom four – all the bathrooms, bath/shower rooms have been fitted with luxury sanitary ware by Duravit. The house has nearly 2,500 sq ft of accommodation with plenty of easily accessible eaves/loft storage space.

- **Stunning detached modern home**
- **Walking distance of shops and mainline station**
- **Four bathrooms/ensuites**
- **Integral double garage**
- **Excellent storage space**
- **Incredible south facing townscape views**
- **Four double bedrooms**
- **Open plan kitchen dining/living room**
- **Double glazing and gas central heating**
- **Landscaped gardens and sundecks**

CG HASLEMERE

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Local Authority: Waverley Borough Council Tax Band G

Services: All mains services, gas central heating









GROUNDS AND GARDENS

Weymere is approached via its driveway which leads to the integral double garage with light and power and remotely operated automatic door. The wraparound gardens have been carefully designed to take full advantage of the split-level nature of the plot with the main features being the triangular composite sundeck enclosed by aluminum railings. Steps down lead to a paved pathway, level lawn and a matching sundeck at the side where there is gated side access to the front. From the other side of the sundeck steps lead down to another area of lawn and an additional raised deck in front of the summer house.



SITUATION

In nearby Weyhill are Tesco and M & S Food along with local shops, cafes, restaurants and Haslemere Library. Haslemere town centre offers a comprehensive range of shops, boutiques, hotels, restaurants, public houses and coffee bars. Lythe Hill Hotel on the outskirts of the town has a spa and The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London. The town is surrounded by many acres of countryside much of it National Trust owned including Hindhead Common, less than a mile away and the Devil's Punchbowl which also has a cafe.




DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street continuing past the railway station and under the bridge. At the brow of the hill turn right into St Christopher's Green and at the junction turn left into Farnham Lane where the property will be found after a short distance on the left.

7th December 2023

Weyhill shops and amenities 0.2 miles
Shottermill Schools on foot 0.2 miles
Main line station 0.4 miles
High Street 1 mile
A3 access at Hindhead 3.3 miles
Guildford 15 miles
All distances approximate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

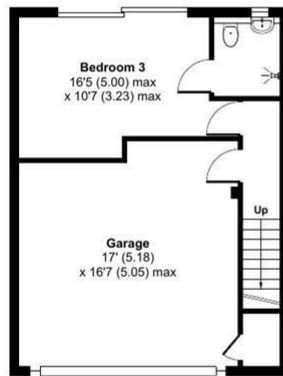
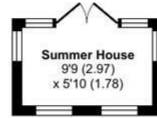
Weymere, Farnham Lane, Haslemere, GU27

Approximate Area = 2434 sq ft / 226.1 sq m (includes garage)

Summer House = 57 sq ft / 5.2 sq m

Total = 2491 sq ft / 231.4 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Clarke Gammon. REF: 1063524

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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