



Middle Coppice, Farnham Lane, Haslemere, Surrey GU27 1HG
Freehold



**MIDDLE COPPICE FARNHAM LANE
HASLEMERE SURREY GU27 1HG**

0.45 acre plot

Engineered oak wood flooring on ground floor

External plant room housing boiler & pressurised hot cylinder

Outdoor heated swimming pool

Electric gates

Five double bedrooms

Ground floor hot water under floor heating

Focal wood burner

Detached double garage with office/games room above

Parking for in-excess of half a dozen cars



A thoughtfully appointed five double bedroom, three bathroom detached home with double detached garage and glorious open vistas.

THE PROPERTY

This meticulously designed five-bedroom, three-bathroom detached home boasts spacious double bedrooms and a double detached garage. Set against a backdrop of breathtaking open vistas, this property offers an abundance of natural light and a serene atmosphere, making it an ideal family residence. Situated on a desirable road at the top of Haslemere, this property features stunning treeline views overlooking Blackdown and beyond, with convenient access to the adjoining Hindhead Common National Trust land. To enhance natural light and maximize access to the views, the owners have beautifully refurbished and rebuilt the rear kitchen area into a spacious open-plan living experience. At the heart of this space is a bespoke, hand-built Shaker style fitted kitchen, complete with a large island that serves as a centrepiece. The décor exudes a mature atmosphere, complemented by high-quality finishes. The kitchen is equipped with three dishwasher drawers, a steam oven, and a practical integrated larder. Elegant quartz worktops, classic solid wood cabinetry, a boiling mixer tap, and original Devol brackets and handles accentuate both design and functionality. Improvements include an external plant room housing the boiler and pressurized hot water tank, installation of wet underfloor heating throughout the ground floor. Despite being a relatively modern home, the ground floor boasts above-average ceiling heights, creating an airy sense of space. On the first floor, the principal bedroom features a bay window that optimizes uninterrupted views, along with a walk-in fitted wardrobe and an ensuite bathroom, offering both comfort and luxury.



THE GROUNDS

The outdoor space features a landscaped garden primarily laid to lawn, complemented by a zigzag tiered slope that descends to a flat lower section. Here you will find a fully heated outdoor swimming pool, accompanied by a pool cabin that houses the boiler. Additionally, beneath the house, there is a convenient covered area ideal for storing seasonal garden furniture, ensuring your outdoor space remains organised and functional year-round

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 less than a mile away 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, The Royal School is located several hundred metres away. Haslemere town centre offers a comprehensive range of shops, boutiques, hotels, restaurants, public houses and coffee bars.

- Haslemere High Street - 1.3 miles
- Main line railway station - 1 mile
- A3 Access at Hindhead - 2.8 miles
- A3 access at Milford - 7.6 miles
- Godalming - 8.9 miles
- Guildford - 13 miles
- Heathrow Airport - 33 miles
- Gatwick Airport - 30 miles

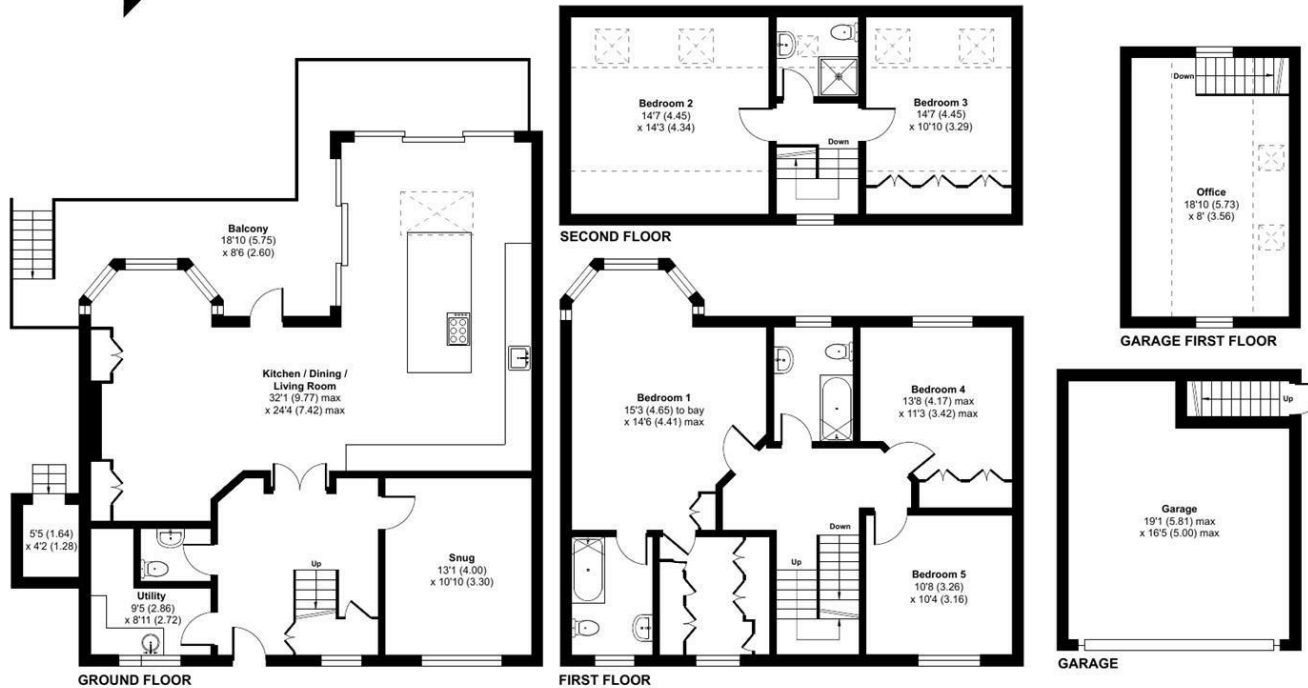
All distances are approximate

Middle Coppice, Farnham Lane, Haslemere, GU27

Approximate Area = 2252 sq ft / 209.2 sq m
 Limited Use Area(s) = 312 sq ft / 28.9 sq m
 Garage = 285 sq ft / 26.4 sq m
 Outbuilding = 23 sq ft / 2.1 sq m
 Total = 2872 sq ft / 266.6 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). © nchemcom 2025. Produced for Clarke Gammon. REF: 1243953

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band G

SERVICES

Mains water, electricity and gas.
 Private drainage

3rd March 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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

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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 can be found about a mile down the Lane on the right hand side (just past the Royal School)

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

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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