

Melbourne

Farnham Lane, Haslemere, Surrey



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautifully presented detached five-bedroom house, with delightful gardens and close proximity to Haslemere station

An attractive period family home featuring modern amenities and quality fixtures and fittings throughout. It occupies an elevated position with easy access to the town centre, local amenities and the mainline station, with regular services to London in less than an hour.



2 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



0.8 MILES TO HASLEMERE STATION



1,766 SQ FT



**GUIDE PRICE
£1,350,000**



The property

Melbourne is an attractive red brick and part tile-hung detached 1920's family home with beautifully presented accommodation arranged over two floors, modern amenities and far-reaching views afforded by its elevated position.

The entrance porch with quarry-tile flooring, opens to a welcoming reception hallway, which includes useful storage and a cloakroom. Overlooking the garden is the spacious rear-aspect sitting room with ceiling beams, feature exposed brick fireplace with a woodburning stove, flanked by bespoke shelving and fitted storage on either side and further enhanced by a large bay window and full-height glazing with French doors opening onto a rear terrace. The front-aspect dining room features quarry-tiled flooring, painted brick and an exposed brick wall. From here, a door leads to the L-shaped, dual-aspect kitchen, which is also accessible from the reception hallway. The kitchen/breakfast room features tiled flooring, a bespoke "Martin Moore of Esher" fitted kitchen with a range of wall and base units, granite worktops,

integrated appliances, butler cupboard and a superb Lacanche range cooker. A door from the kitchen opens into a conservatory-style utility room with full-height glazing and French doors leading to a second rear terrace.

On the first floor the property provides a spacious rear aspect principal bedroom with fitted storage and an en suite bathroom, four further well-proportioned bedrooms, one currently configured as an office, and a modern family bathroom.



Outside

Occupying an elevated hillside position screened by mature hedging, the property is approached over a tarmac driveway and forecourt providing private parking and giving access to a detached brick-built double garage with internal stairs rising to a vaulted first floor, suitable for a variety of uses. The enclosed south-west facing terraced garden to the rear is laid mainly to gently sloping lawn bordered by well-stocked flower and shrub beds, the whole screened by mature hedging and enjoying far-reaching views over neighbouring woodland and surrounding countryside. There is a generous paved terrace, ideal for outside entertaining or simply enjoying the peace and tranquillity of the surroundings. Next to the garage is a timber summerhouse and an enclosed log store is located to the side of the property.

Location

Farnham Lane is a prestigious residential address situated on the northern edge of the sought-after market town of Haslemere, known for its leafy surroundings, character properties, and peaceful setting. The location offers convenient access to Haslemere's charming town centre, which provides a range of independent shops, cafés, restaurants, supermarkets, and essential services. The area is well-served by excellent local schooling, both state and independent, and enjoys a strong sense of community. Haslemere station, approximately a mile away, offers fast and regular rail services to London Waterloo in around 50 minutes, making it ideal for commuters. The A3 is easily accessible for road links to Guildford, London, and the south coast, while the nearby South Downs National Park and surrounding countryside offer superb opportunities for walking, cycling, and outdoor recreation.



Distances

- Haslemere 1.3 miles
- Guildford 14.1 miles
- Chichester 20 miles
- Central London 45 miles

Nearby Stations

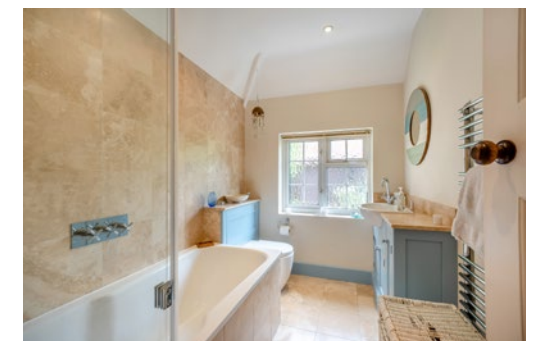
- Haslemere 0.8 miles

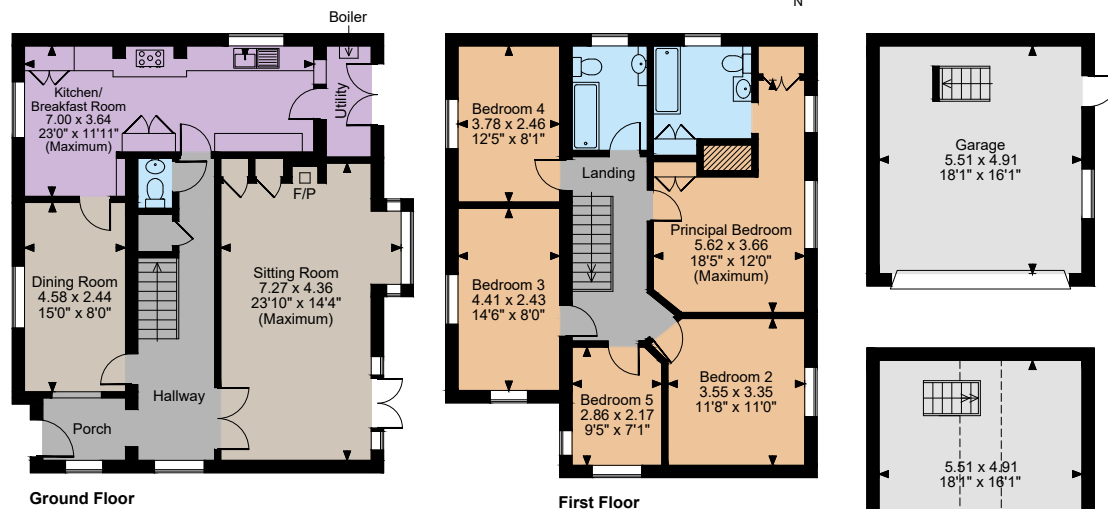
Key Locations

- Devil's Punch Bowl & Hindhead Common
- Blackdown Hill
- Cowdray Ruins
- Petworth House and Park
- South Down National Park
- West Dean Gardens

Nearby Schools

- St. Ives
- St. Bartholomews CofE Primary
- Shottermill Junior & Infant
- Highfield & Brookham
- Camelsdale Primary
- Woolmer Hill
- Amesbury
- St. Edmund's





The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8653637/SLU

Floorplans

Main House internal area 1,766 sq ft (164 sq m)

Garage internal area 350 sq ft (33 sq m)

Total internal area 2,116 sq ft (197 sq m)

For identification purposes only.

Directions

GU27 1HA

From Haslemere High Street, head to the roundabout at the south end and take the second exit onto the A286 towards Midhurst. Continue onto the B2131/Lower Street and after 0.8 miles, turn right onto St. Christopher's Green. Turn left onto Farnham Lane and after 0.5 miles the property is found on the left-hand side.

what3words: ///harnessed.yours.marginal

General

Local Authority: Waverley Borough Council

Services: Mains water, electricity, gas and main drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C



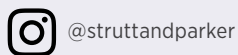
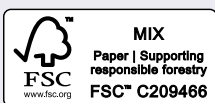
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2025. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD

01428 661077

haslemere@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

