

# 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  
£1,250,000**



### 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

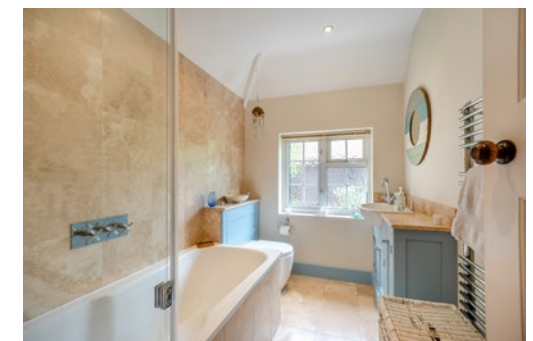
- Haslemere 0.8 miles

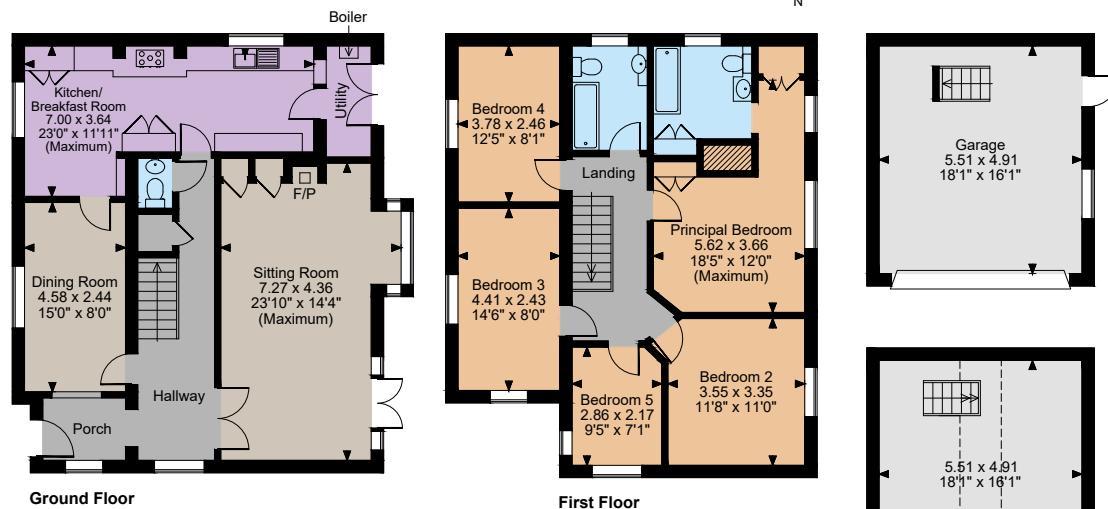
## Key Locations

- 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  
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## 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.

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## 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



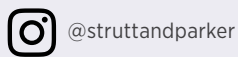
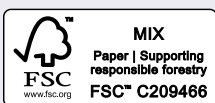
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## Haslemere

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