

Harcrosse, 48 Petworth Road
Haslemere



Strutt
& Parker

Land and property. Since 1885.



2,365 sq ft (220 sq m) | Freehold
3 Reception Rooms | 4 Bedrooms
3 Bathrooms | Garden, Workshop/Store

Guide price £1,500,000

A beautifully presented detached residence combining contemporary interiors with traditional architectural charm, set within delightful, landscaped gardens in a highly sought-after location within easy reach of Haslemere town.

The Property

Harcrosse is a "Rhodes" style family home, extended and renovated by the current owners, seamlessly blending classic Surrey-style architecture with an impeccably modernised interior. Featuring traditional brick elevations and tile-hanging, the property offers over 2,300 sq ft of light-filled versatile accommodation and sophisticated neutral palette.

The entrance hall, with elegant monochrome tiling, provides a welcoming introduction, leading to a series of well-proportioned reception spaces, including a triple-aspect L-shaped sitting room with parquet flooring, fireplace with wood-burning stove and dedicated study area.

The heart of the home is the expansive open-plan kitchen and dining area, designed for modern family living. It includes stylish polished concrete flooring with under floor heating, bespoke fitted kitchen with sage-green cabinetry, central island with breakfast bar, and high-end integrated appliances. Wide bi-folding doors open onto the rear terrace, creating a seamless connection for indoor-outdoor entertaining. A separate family room, with parquet flooring, adjoins the space, while a utility room and cloakroom complete the ground floor.

On the first floor, a bright galleried landing with far reaching views, leads to four well-proportioned bedrooms. The principal suite is a spacious retreat with contemporary en suite bathroom and built-in wardrobes. An additional bedroom also benefits from en suite facilities, while the remaining bedrooms are served by a modern shower room.



Outside

The property is approached via a five-bar gate leading to a gravel driveway, providing parking for several vehicles. The rear garden has been meticulously landscaped, featuring a broad stone terrace ideal for outside entertaining, stepping down to a large level lawn. Mature trees, specimen shrubs and herbaceous borders provide a high degree of privacy. Additional outbuildings include a garden store and versatile workshop, plus a 5000-litre underground rainwater harvesting system, while rooftop solar panels and battery storage enhance the home's energy efficiency.

Location

Haslemere is a sought-after Surrey town surrounded by the outstanding countryside of the South Downs National Park and Surrey Hills. The town offers a good range of everyday amenities, including independent shops, cafés, restaurants and a mainline station, while the nearby towns of Guildford, Godalming and Petworth provide a broader selection of shopping, leisure and cultural facilities. The area is particularly well regarded for schooling, with highly respected independent schools including Churcher's College, King Edward's School, Witley and Charterhouse, alongside a strong selection of state and grammar schools in Guildford, including the Royal Grammar School and Guildford High School.

For commuters, Haslemere station provides regular direct services to London Waterloo in around one hour, while the nearby A3 offers excellent road access to Guildford, the M25, and onward connections to Heathrow and Gatwick airports.

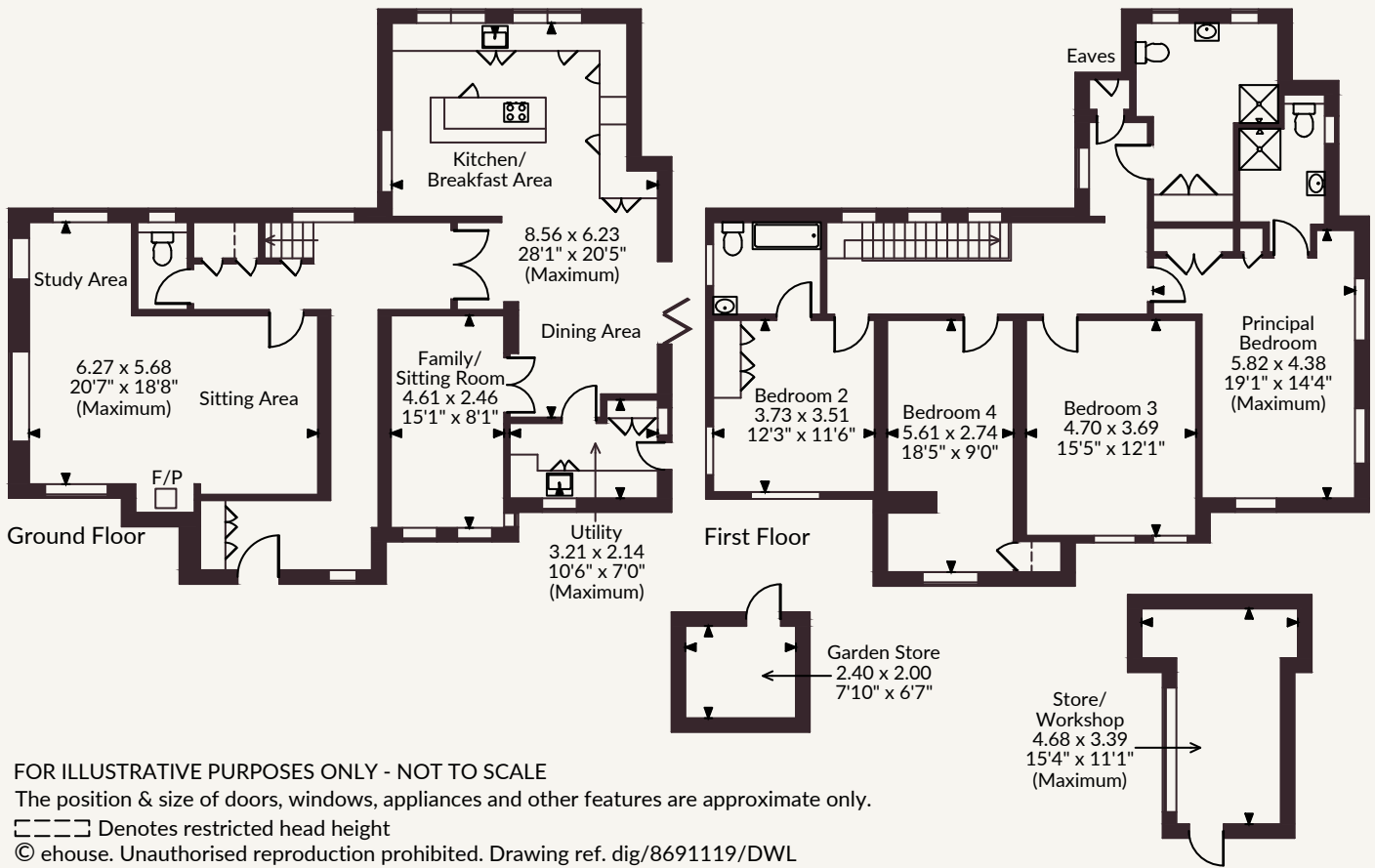
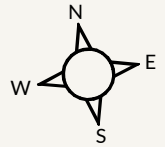
Postcode region: GU27

General

Local Authority: Waverley Borough Council
 Services: Mains gas, electricity, water and drainage. Solar panels and gas fired central heating.
 Council Tax: Band E
 EPC Rating: B
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Harcrosse, Petworth Road, Haslemere
 Main House internal area 2,365 sq ft (220 sq m)
 Store/Workshop & Garden Store internal area 179 sq ft (17 sq m)
 Total internal area 2,544 sq ft (236 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8691119/DWL

Strutt & Parker Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD
 01428 661077 | haslemere@struttandparker.com



@struttandparker struttandparker.com

Strutt & Parker

Land and property. Since 1885.

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. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken June 2026. Particulars prepared June 2026.