

Hedgehog Lane, Haslemere, Surrey
Freehold

CLARKE C·G GAMMON 1919

HEDGEHOG LANE HASLEMERE SURREY GU27 2PJ

Freehold

A uniquely located substantial detached property situated within walking distance of the High Street and main line station. The property offers attractive south facing gardens and grounds of 1.2 acres in total and the accommodation including the garage, approaches 3,500 square feet.

Beech Hill is located at the top of Longdene Road, on Hedgehog Lane, with views to the south, and benefits from a very private garden and grounds.
The house, whilst not in immaculate condition, is perfectly habitable. We would assume any new owner would want to refurbish the bathrooms and kitchen in due course.
This is a probate sale and the property is coming to the market for the first time in many years. It will undoubtedly generate a lot of interest in the market, especially as the grounds could easily accommodate further residential properties if desired.

The property is approached via a private drive with turning area and room for parking, with a double garage and workshop to the rear. It is worth noting that the property does sit within the settlement area of Haslemere.

- **4 good size bedrooms**
- **3 reception rooms**
- **Seperate utility room**
- **1.2 acres of grounds with possible development potential**
- **Quiet countryside location**
- **3 bathrooms**
- **Large kitchen/breakfast room**
- **South facing gardens**
- **Close proximity to High Street**
- **Far stretching views across Haslemere**

CG HASLEMERE
72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA
T: 01428 664800
E: haslemere.sales@clarkegammon.co.uk
clarkegammon.co.uk

Local Authority: Waverley Borough Council
Services: all mains services

















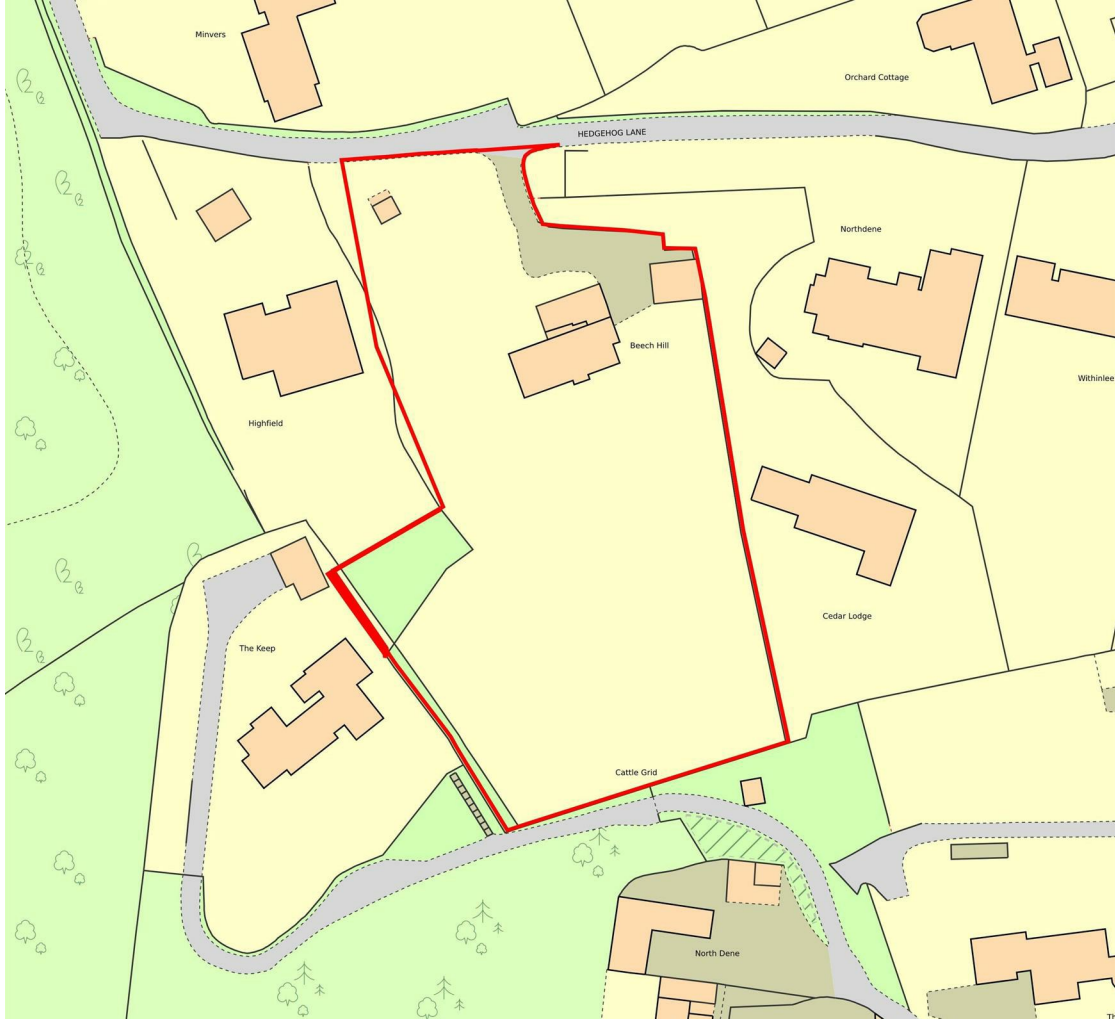












SITUATION

Set in a delightful, quiet and private location in Hedgehog Lane, Beech Hill is conveniently situated with easy access to the main line station (London, Waterloo) being a brisk walk down Longdene Road. Although not far from the town centre, the property still benefits from far reaching views from the rear to the south. Due to the size of the garden, there may be opportunities for development, although some of the mature trees may require some careful management.

Haslemere is a vibrant and popular town with many shops, cafes, restaurants and public houses. There are two hotels; The Georgian House Hotel/Coppa Club which is situated in the picturesque High Street, and the Lythe Hill Hotel (approx. 2 miles east). There are three supermarkets; Waitrose just off the High Street. Tesco and an M&S Food Hall are situated in Weyhill. There are many highly regarded schools namely; Amesbury, St Edmunds, Highfield, Woolmer Hill plus local village schools.





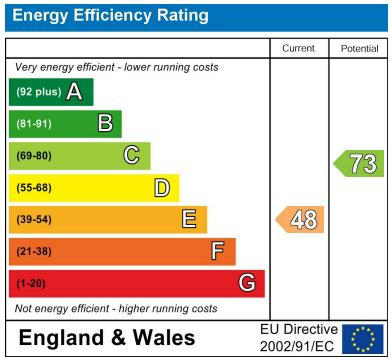
DIRECTIONS

With Haslemere Railway Station in Lower Street on your right take the first left into Longdene Road and at the top fork left into Hedgehog Lane, the property will be found on the righthand side. Alternatively, from the top of Courts Hill Road turn left into Hedgehog Lane.

what3words: candidate.result.insist

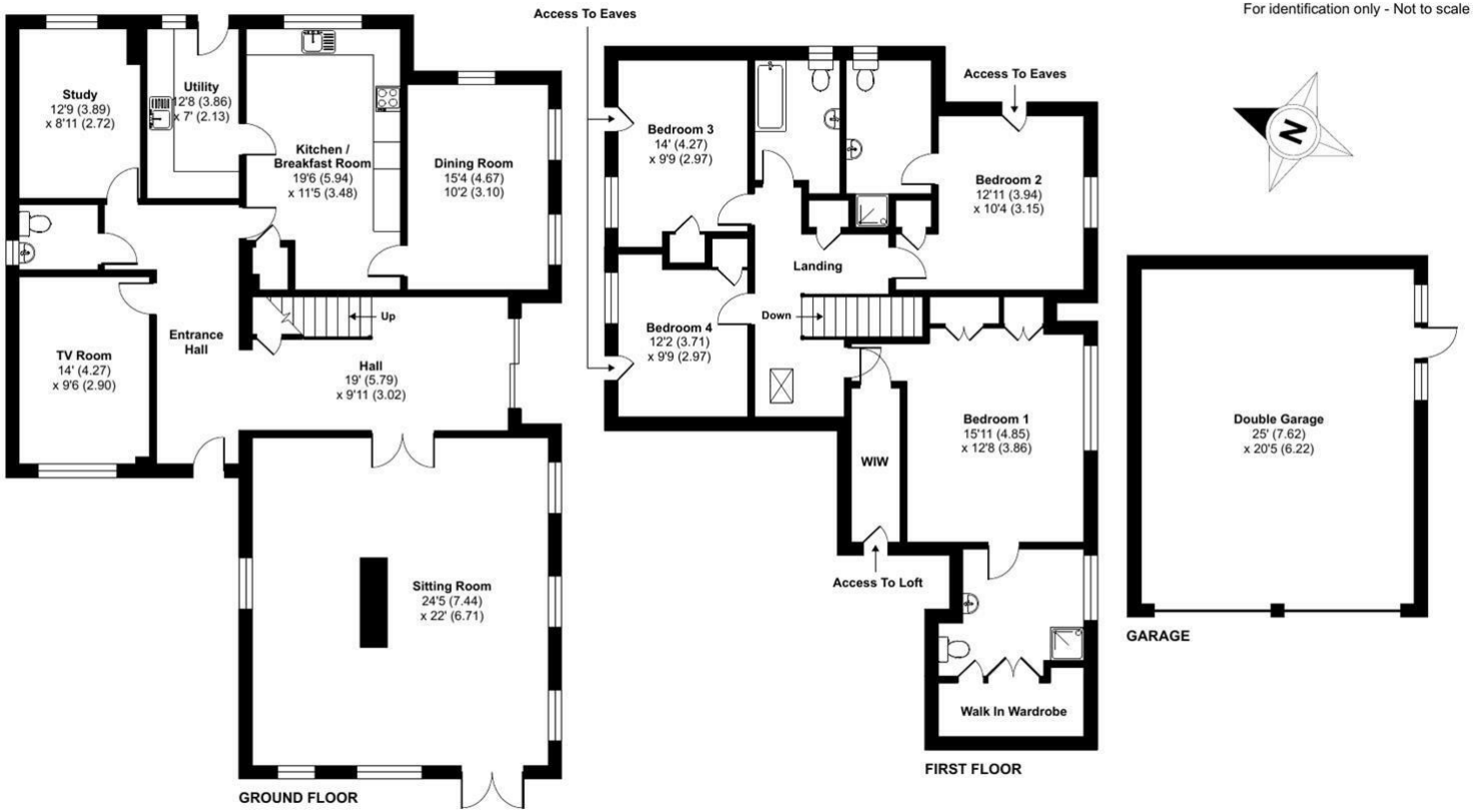
23rd October 2026

Haslemere Town Centre: 5 mins, 20 mins walk
Guildford: 30 mins
Farnham: 30 mins
Chichester: 40 mins
London Waterloo: 55 mins direct



Beech Hill, Hedgehog Lane, Haslemere, GU27

Approximate Area = 2870 sq ft / 266.6 sq m
Garage = 508 sq ft / 47.2 sq m
Total = 3378 sq ft / 313.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Clarke Gammon. REF: 1403222

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.