

Old Haslemere Road, Haslemere, Surrey
Price Guide £1,695,000

CLARKE C·G GAMMON 1919

High Green

OLD HASLEMERE ROAD HASLEMERE SURREY GU27 2NN

Price Guide £1,695,000 Freehold

An attractive and beautifully presented late Victorian 4 bedroom family house in a prime Haslemere location with delightful gardens and grounds, along with wonderful views.

High Green was built in 1895 and is discreetly attached, presenting handsome tile hung and cream rendered elevations, complemented by attractive double glazed windows. Typical of its era, the high ceilings emphasise the spaciousness of the rooms with many original features being retained including the beautiful oak staircase, and several original fireplaces. Recently the property was enlarged to create an airy double aspect family room and there is also planning permission to extend above this to create a new bedroom suite and a replacement triple bay garage with room above. Taking full advantage of the outlook onto the secluded gardens and views are the beautifully crafted bespoke kitchen/breakfast room and dining room, both of which have French doors leading out to the extensive outdoor patio/entertaining area. The dual aspect sitting room dining room has a bay window and oak fireplace fitted with a wood burner. Also on the ground floor is the utility room, study, hall and cloakroom. There are 4 substantial double bedrooms on the first floor where bedrooms1, 2 & 3 all have large windows enjoying stunning far reaching views. The main bedroom has a well appointed ensuite shower room in addition to the main family bath/shower room.

High Green is approached by its expansive gravel driveway with parking for multiple cars, and attractive landscaped borders, leading to the detached garage, used as a games/hobby room. The wonderful gardens combine privacy with amazing views and feature a large decked terrace accessed directly from the French doors, with attractive feature Indian sandstone paving either side. The garden benefits from mature landscaped borders and trees with well maintained lawn, feature pond, several different seating areas including a pergola covered terrace and circular BBQ a

- **Substantial late Victorian immaculately presented family house**
- **Bespoke kitchen/breakfast room**
- **Utility room and study**
- **Far-reaching views**
- **Established landscaped gardens & expansive driveway**
- **4 large double bedrooms and 2 bathrooms**
- **Dining room, sitting room and family room**
- **Attractive double glazed windows**
- **Walking distance to town centre, station and National Trust woodland**
- **Hobbies/games room and separate workroom, garden sheds**

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Local Authority: Waverley Tax Band G
Services: All mains services




Home


















Fly
Emirates







SITUATION

Haslemere Town Centre provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and Costa Coffee, restaurants, public houses, hotel and independent coffee shops/cafes.

Less than one mile away, the main line station offers a fast and frequent service into London Waterloo in under one hour.
There is a Tesco supermarket and M & S Food Hall in Weyhill along with several local shops and Haslemere Library.

Lythe Hill Hotel on the outskirts of the town provides spa facilities, Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere Recreation Ground all provide sports and leisure facilities and there are numerous golf courses in the area.

There are excellent schools for all ages both state and private in and around the town and the whole area is surrounded by miles of open countryside much of it National Trust owned. The nearby A3 provides links to London, the motorway network and South Coast.



DIRECTIONS

From our office in Haslemere High St. proceed south, turning right behind the Town Hall, and taking the 2nd left onto Shepherds Hill. (A286 Midhurst) Continue to the brow of the hill and turn left into Hill Road. Continue on Hill Road to the crossroads , turn right onto Old Haslemere Road, High Green will be found a short distance on the left, opposite the bowling club.

What3words: buzzards.reef.gross

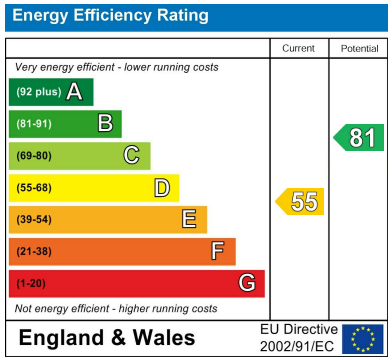
High St. on foot - 0.5 mile

Main line St. on foot - 0.7 mile

A3 Access at Hindhead - 4.1 miles

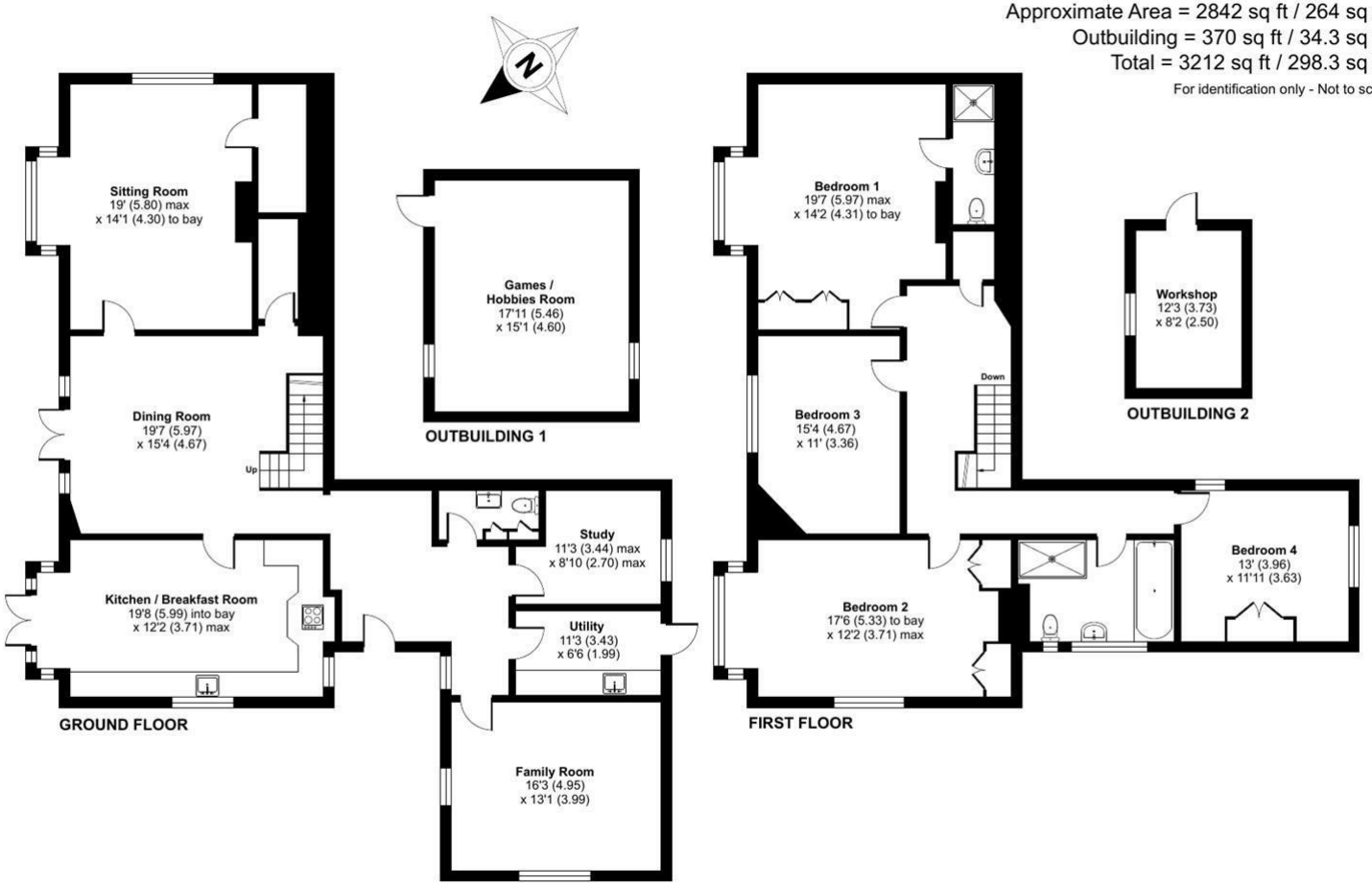
Guildford - 15.3 miles

All distances are approximate



High Green, Old Haslemere Road, Haslemere, GU27

Approximate Area = 2842 sq ft / 264 sq m
Outbuilding = 370 sq ft / 34.3 sq m
Total = 3212 sq ft / 298.3 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 2025. Produced for Clarke Gammon. REF: 1284648

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.