



Farnham Lane, Haslemere, Surrey
Guide Price £1,150,000 Freehold

CLARKE  GAMMON
1919

MIRAMICHI FARNHAM LANE
HASLEMERE SURREY GU27 1EU

Guide Price £1,150,000

Individual bungalow

Scope to extend subject to
planning

Two further bedrooms and
bathroom

Kitchen/breakfast room

Garage and parking

Non estate location

Main bedroom with en-suite
shower room

Sitting room and dining
room

Large conservatory

No onward chain



**An individual, non estate three
bedroom detached bungalow in
a private south facing plot of just
under half an acre.**

THE PROPERTY

Miramichi is situated in the leafy and popular Farnham Lane and is positioned at the front of its generous plot of just under half an acre, giving it a glorious private south facing rear garden. The bungalow has scope to enlarge subject to the necessary planning permission and currently has just under 2,000 sq ft of accommodation including the garage. There are three good sized double bedrooms all having built in wardrobes. Bedroom one has an en-suite shower room with a family bathroom serving bedrooms two and three. The spacious sitting room, which overlooks the rear garden, has a fireplace and connects to a large conservatory with three sets of sliding doors leading onto a sun terrace. The dining room can be accessed from both the hall and kitchen/breakfast room which has a range of modern units and Rangemaster cooker.



THE GROUNDS

Miramichi is situated on a private lane off Farnham Lane and is approached over its main drive that leads to the garage and front of the property, with a second drive to the side providing extra parking. The majority of the gardens lie to the rear of the bungalow and enjoy a sunny south facing aspect with established hedge boundaries providing complete privacy. There is a large sun terrace adjoining the conservatory and lawns with a feature crescent shaped seating area, a number of shrubs and trees, shed and greenhouse.

SITUATION

In nearby Weyhill are Tesco and M & S Food along with local shops, cafes, restaurants and Haslemere Library. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, hotel, restaurants, public houses and coffee bars. Lythe Hill Hotel on the outskirts of the town has a spa and The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast. The town is surrounded by many acres of countryside much of it National Trust owned including the Devil's Punchbowl and Hindhead and Marley Commons.

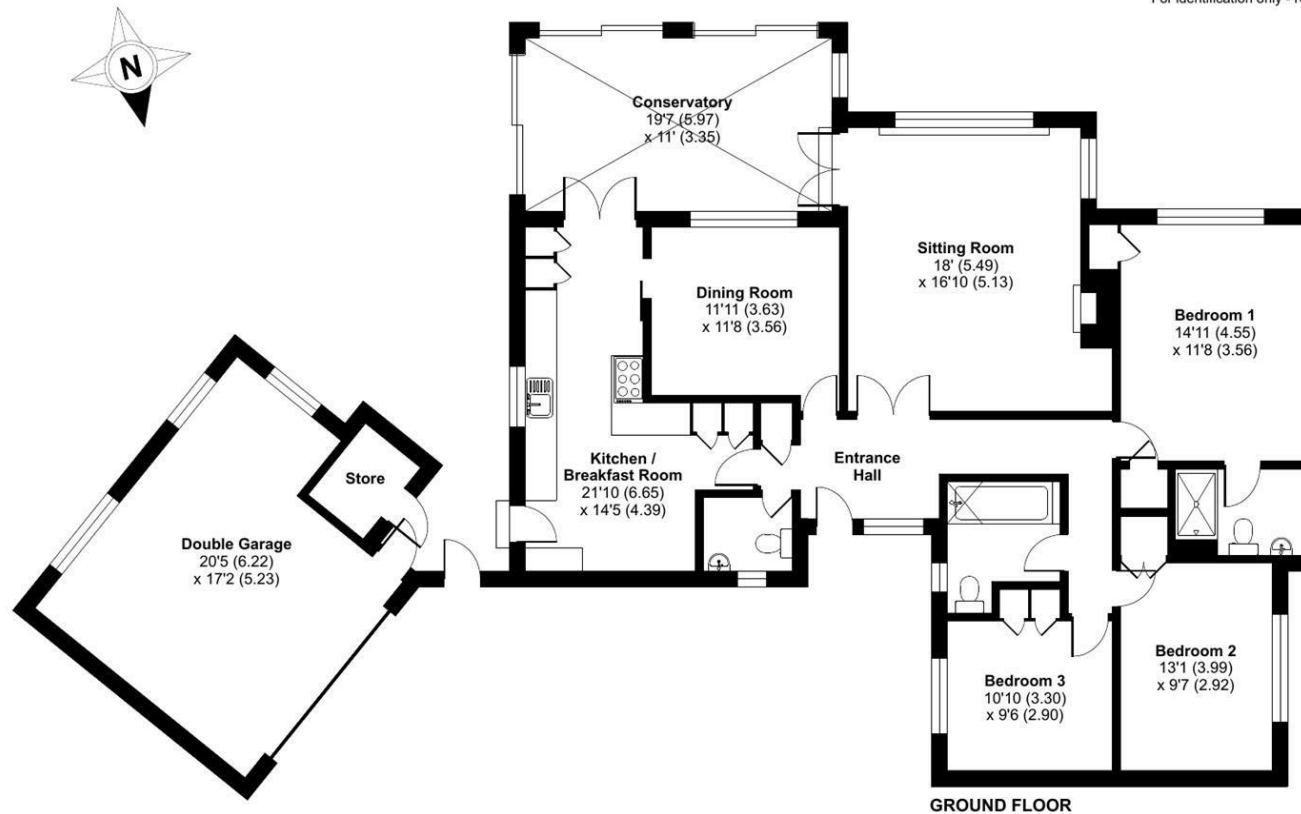
Weyhill shops and amenities 0.5 miles
Main line station 0.8 miles
High Street 1.2 miles
A3 access at Hindhead 3.7 miles
Guildford 17 miles

All distances approximate

Miramichi, Farnham Lane, Haslemere, GU27

Approximate Area = 1956 sq ft / 181.7 sq m (includes garage and excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 876640

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band G

SERVICES

All main services, gas fired central heating, double glazing

12th October 2023 PM/dr

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall into Lower Street. Continue past the station and under the railway bridge. At the brow of Weyhill (shopping area) turn right at St. Christopher's Green and at the crossroads turn left into Farnham Lane. Continue for approximately 0.38 miles then turn right into the lane that leads to the property.

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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
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LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
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