



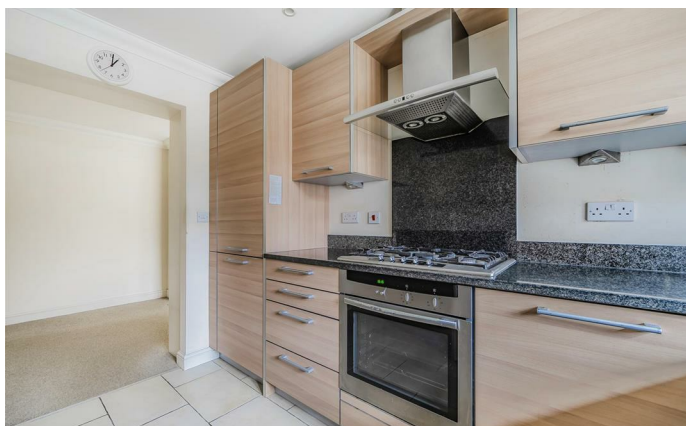
**Flat 2, Penfold Manor, High Street, Haslemere, GU27 2LT**  
**Leasehold**

CLARKE  GAMMON  
1919



## 2 PENFOLD MANOR HIGH STREET HASLEMERE GU27 2LT

Well presented ground floor 2 bedroom apartment	Town centre location
No chain	Secure gated access
Ensuite shower room and bathroom	Gas central heating with under floor heating
Parking space	Communal gardens backing onto National Trust land
Light south facing aspect	125 year lease with 105 years unexpired



**A light, south facing modern  
ground floor apartment in a  
sought after development, a  
stones throw from Haslemere  
High Street.**

### THE PROPERTY

No.2 Penfold Manor is conveniently located on the ground floor of this purpose built gated development with Haslemere's attractive town centre almost on your doorstep. Despite being so ideally located for access to the High Street Penfold Manor gives the feel of being in a quiet back water and backs onto countryside and Swan Barn National Trust. The flat is being offered to the market with no onward chain and its full length enjoys a Southerly aspect giving both a light and spacious feel. There is also direct access to both the living room and main bedroom via glazed doors, as well as main secure communal entrance. The living room has a fireplace with an electric coal effect wood burner and has a separate well equipped kitchen with a range of integrated appliances. Bedroom 1 has built in wardrobe cupboards and an ensuite shower room and like bedroom 2 also enjoys a private southerly aspect. Lastly there is a main bathroom, gas central heating and double glazing.



## THE GROUNDS

Outside Penfold Manor has a secured gated access to the parking and garage area with flat 2 having its own allocated parking space. The main area of communal garden lies to the rear where there is access to Swan Barn which is owned by the National Trust. On the outside of flat 2 are 2 crescent shaped paved areas adjoining the living room and bedroom 1.

## SITUATION

Haslemere Town Centre provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee shops/cafes. 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 and Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere Recreation Ground all provide sports and leisure facilities. 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.

Town centre: 0.1 miles  
Main line station: 0.6 miles  
A3 access point (Hindhead): 3.4miles  
Godalming: 8.4 miles  
Guildford: 13 miles  
Gatwick Airport: 39 miles  
Heathrow: 35 miles

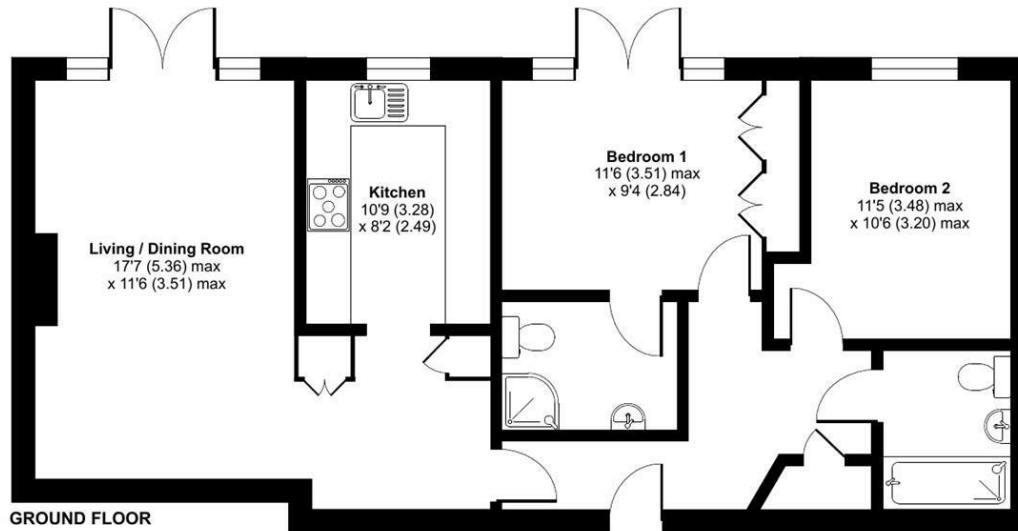
All distances approximate



# Penfold Manor, High Street, Haslemere, GU27

Approximate Area = 796 sq ft / 74 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). © n°checom 2025. Produced for Clarke Gammon. REF: 1261010

## LOCAL AUTHORITY

Waverley

## COUNCIL TAX

Band E

## SERVICES

Mains water, electricity, mains drainage  
gas central heating


## ANNUAL SERVICE CHARGE

£3,672 per annum

## GROUND RENT

£200 per annum

11th April 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

## DIRECTIONS

GU27 2LT From our office in the High Street, proceed towards the centre and to the right hand side of Hemingways coffee shop, proceed up the short lane to the gated entrance of Penfold Manor.

## 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  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

