



10 Half Moon Hill, Haslemere, Surrey GU27 2JW
Freehold

CLARKE  GAMMON

10 HALF MOON HILL HASLEMERE SURREY GU27 2JW

Charming 1924 cottage style house

Convenient access to Haslemere town centre and train station

Spacious sun room/conservatory

Two further bedrooms

Landing study area

Spectacular views across the North Downs

Kitchen/breakfast room

Master bedroom with dual aspect and views

Bathroom with separate walk in shower

Integral garage



Towards the end of an established no through road, a charming 1920s semi-detached home benefiting from far reaching views over the North Downs.

THE PROPERTY

Highlands is an attractive three-bedroom period cottage offering a variety of original features, complemented by modern additions and fittings, including a substantial conservatory.

Home to the current owner since 2008 and benefitting from improvements such as new roof, boiler, consumer unit, carpets and a neutral pallet, this rarely available and elevated setting will hold your gaze. Inside there remains some detailing to the original home with the added convenience of an integral garage whilst the triple aspect sitting room features a brick-built fireplace with woodburning stove. From the sitting room the double doors lead through to the spacious conservatory featuring oak flooring and French door opening onto the garden with impressive far-reaching views. The kitchen/breakfast room is double aspect with bespoke fitting kitchen provides good storage, space for appliances, integrated double oven and a larder cupboard.

Upstairs there are three bedrooms, two of which have fitted storage, including the dual aspect principal bedroom and family bathroom with separate shower unit.



THE GROUNDS

At the front of the property the gravel driveway offers parking for several vehicles and access to the integral single garage to the side of the house. The rear garden slopes away from the house, making the most of the elevated position to provide views across the beautiful National Trust nature reserve land to the east of Haslemere. The garden features an area of paved terracing and steps leading to a lawn, which has hedgerow borders, flowerbeds and various shrubs, as well as a shed for garden storage.

SITUATION

The property is set in a highly desirable location, just moments from Haslemere High Street, within easy reach of the local amenities and mainline station. Haslemere town provides a good variety of boutique shopping, restaurants, a Waitrose supermarket, recreational facilities, and a mainline station with fast trains reaching London Waterloo in approximately 53 minutes. The A3 London to Portsmouth Road is about three miles distant providing access through the Hindhead Tunnel to Guildford, London, Heathrow, Gatwick, the M25, and south to the coast. There is a fine selection of schools in the area including St. Ives, St. Edmunds, The Heights, Highfield, Brookham, Amesbury and the Royal School (both junior and senior).

High Street 0.3 Miles

Main line station on foot 0.6 miles

A3 access at Hindhead 5 miles

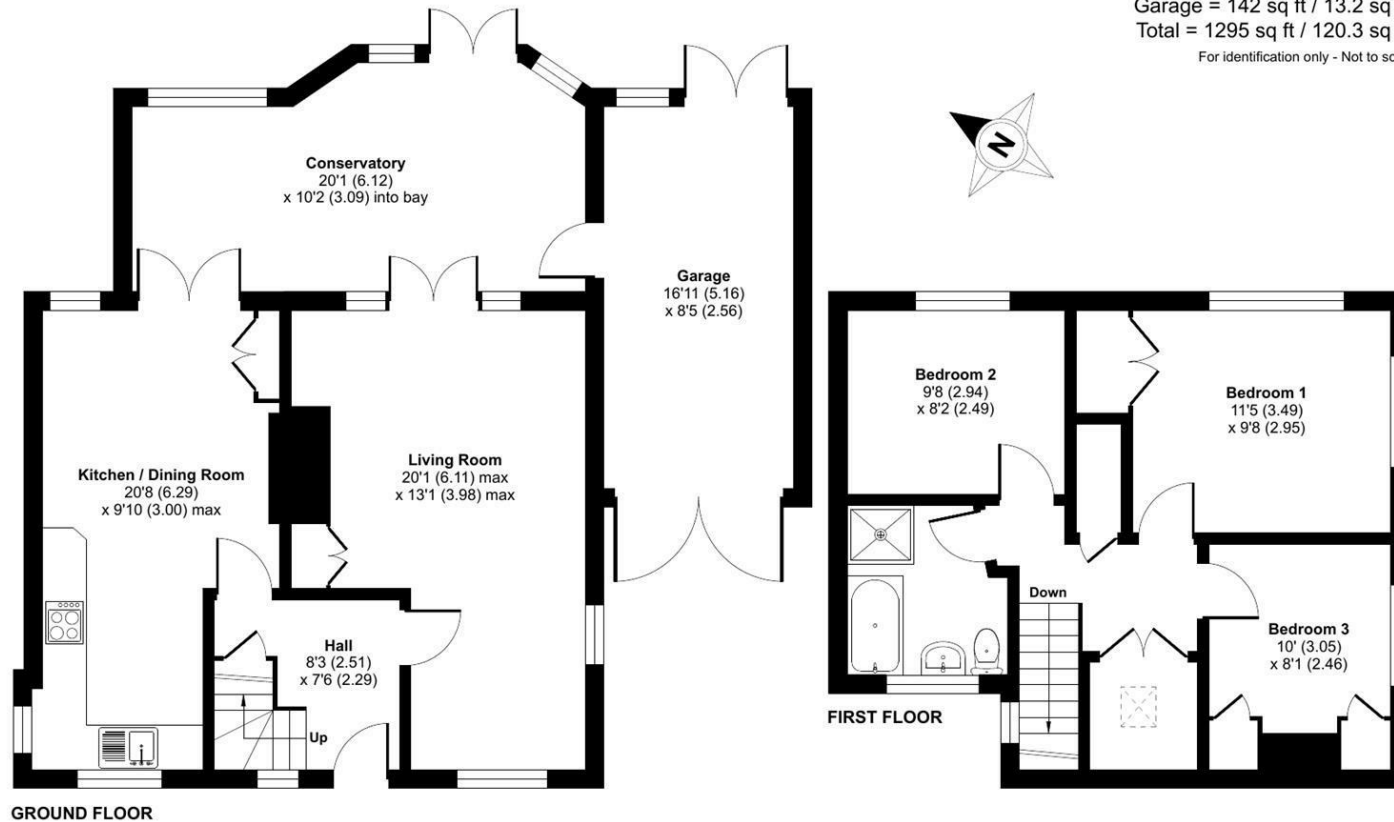
A3 access at Milford 8 miles

Guildford 17 miles

All distances approximate

Half Moon Hill, Haslemere, GU27

Approximate Area = 1153 sq ft / 107.1 sq m
 Garage = 142 sq ft / 13.2 sq m
 Total = 1295 sq ft / 120.3 sq m
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chem 2025. Produced for Clarke Gammon. REF: 1319083

LOCAL AUTHORITY

Waverly Borough Council

COUNCIL TAX

Band E

SERVICES

Mains Water
 Main Electricity
 Mains Drainage
 Gas Central Heating

27th September 2025

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

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CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere follow the High Street south keeping right at the end. Just past the monument immediately take a left turn into College Hill. At the top of College Hill turn right into Hill Road and then approximately 30-40 meters on the right is the turning for Half Moon Hill.

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

