



**North Shottersley, Farnham Lane, Haslemere, Surrey**  
**Freehold**

CLARKE  GAMMON

## NORTH SHOTTERSLEY FARNHAM LANE HASLEMERE SURREY GU27 1HA

Substantial 2500 sq ft  
Edwardian House

Main bedroom with En Suite  
bathroom

Sitting Room & Office

Kitchen Breakfast Room &  
Utility.

0.57 acre gardens and  
grounds

4/5 bedrooms inc ground  
floor snug/bed 5

Separate ground floor & 1st  
floor bathrooms

Dining Room with vaulted  
ceiling and open fireplace

Established and secluded  
setting

Close to National Trust -  
Hindhead Common



**An Imposing and substantial  
attached Edwardian home in an  
established and secluded 0.57  
acre plot in a sought after leafy  
lane.**

### THE PROPERTY

North Shottersley is an attractive and substantial attached Edwardian property that was split from the main adjoining house in 1955. At the same time, a single storey wing was added which incorporates a wonderful dining room with a vaulted ceiling and fireplace and adjoining kitchen/breakfast. Subject to the necessary permissions, these could be combined to create a large open plan kitchen/dining/family room overlooking both the front and rear gardens.

The property requires a certain amount of modernisation and improvement but also enjoys a quiet and secluded position, set well back from Farnham Lane at the end of its sweeping tree lined driveway. Elsewhere on the ground floor are the sitting room with a rear garden aspect and open fireplace, office, ground floor bathroom, utility room and bed 5/snug.

The first floor has its own character and charm, centred around the beamed landing with built in book shelves and stairs leading to the stunning galleried open plan attic space. Here there are exposed ceiling beams, gable and dormer windows and would be a lovely quiet space to read or study. The four 1st floor bedrooms also have their own individual features and built in wardrobes, with the main bedroom having an en suite shower room.



## THE GROUNDS

The property is located at the end of its sweeping curved tree lined driveway which culminates in a parking area and leads to 2 separate detached garages one of which has a lean-to greenhouse. The house is positioned centrally within its plot of just under 0.6 acres with gardens to the front, side and rear. The front garden is mainly light woodland, to the rear are paved terraces, pathways, split level lawns and established screening boundaries.

## SITUATION

Haslemere is situated on the border of Surrey, Sussex and Hampshire and is well positioned for access to London via the A3 or by rail from the mainline station in Haslemere with a fast and frequent service into London Waterloo in under one hour. The town is surrounded by many acres of countryside, much of it is National Trust owned including Hindhead Common which is less than half a mile away. Here there are miles of scenic walks with some spectacular views toward central London along with the North and South Downs and the Devil's Punchbowl which also has a café. There are numerous golf courses in the area and a good selection of highly regarded state and private schools. Haslemere town centre offers a comprehensive range of shops, boutiques, hotels, restaurants, public houses and coffee bars. In West Street there are small independent shops such as a bakers, butchers and ironmongers alongside a Waitrose supermarket.

Wey Hill Shops & Amenities - 0.9 miles

Main Line Station - 1.3 miles

Town Centre - 1.7 miles

A3 Access at Hindhead - 3.4 miles

Guildford - 18.8 miles

All distances are approximate



Denotes restricted head height

# Farnham Lane, Haslemere, GU27

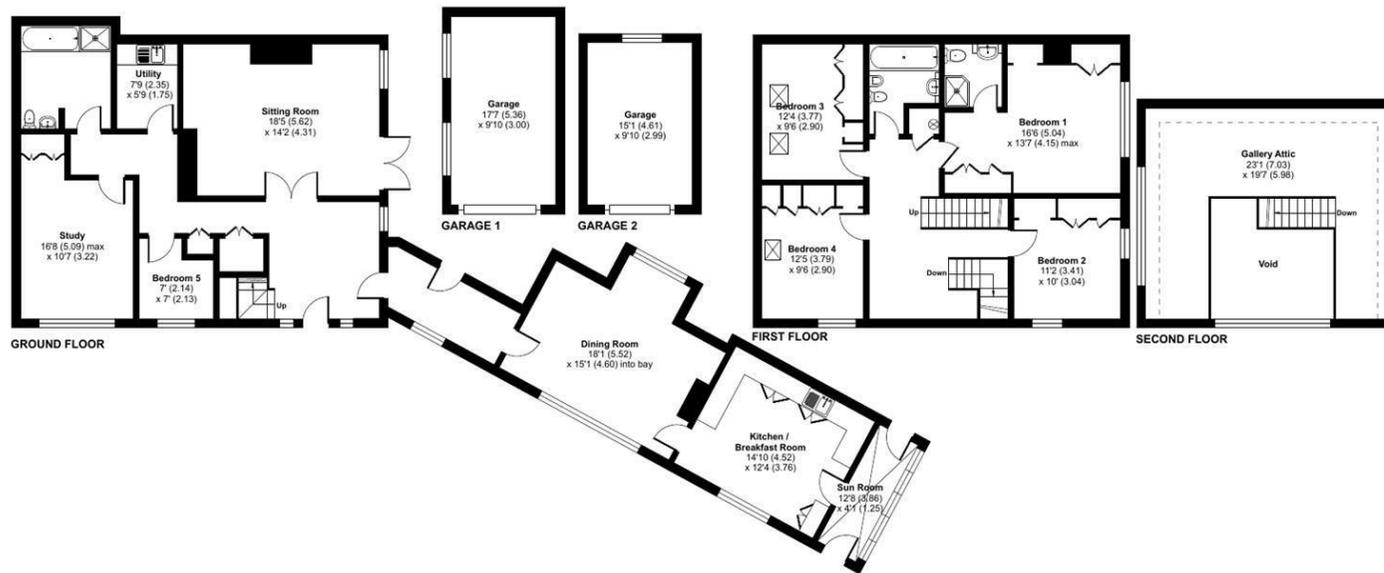
Approximate Area = 2523 sq ft / 234.3 sq m (excludes void)

Limited Use Area(s) = 78 sq ft / 7.2 sq m

Garages = 321 sq ft / 29.8 sq m

Total = 2922 sq ft / 271.3 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). © nchemcom 2025. Produced for Clarke Gammon. REF: 1345522

## LOCAL AUTHORITY

Waverley Borough Council

## COUNCIL TAX

Band G G

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

17th March 2026 PM/dr

## 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>		75
(55-68) <b>D</b>	58	
(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

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## DIRECTIONS

GU27 1HA From our office in Haslemere proceed up the High Street bearing right behind the Town Hall into Lower Street. Continue past the station and under the railway bridge. At the brow of the hill turn right into St Christopher's Green then left at the junction into Farnham Lane. After passing The Paddock on the right continue for a further 0.3 mile and the entrance will be found on the left.

## 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

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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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