



Hoys Folly, Linchmere Road, Haslemere, Surrey, GU27 3QW
Price Guide £730,000 Freehold

CLARKE  GAMMON

**HOYS FOLLY LINCHMERE ROAD
HASLEMERE SURREY GU27 3QW**

Well presented & attractive
1920's detached house

3 double bedrooms

Refitted bathroom & separate
shower room

Beautifully refitted
kitchen/breakfast room

Large lounge/dining room
with fireplace/wood burner

Conservatory and 19ft
workshop

Gas central heating &
cloakroom

Parking for several cars and
detached garage

Established gardens

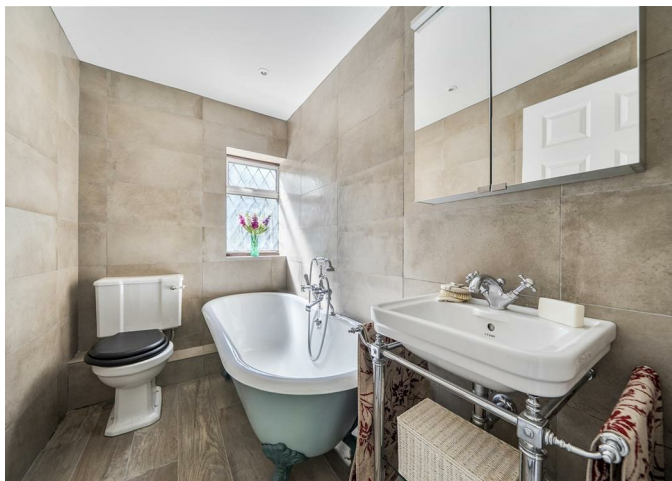
No onward chain.



**A charming and well
proportioned 1920s built 3
bedroom detached family home
with generous grounds, in the
popular village of Hammer,
being sold with no onward chain.**

THE PROPERTY

This attractive 1920s-built detached residence offers a wonderful blend of period character and modern-day comfort, set within a spacious plot with a large gravel driveway and mature, well-stocked gardens. The property welcomes you with a distinctive arched entrance and retains a number of original features, including decorative brickwork and traditional-style leaded light windows. A particular highlight is the immaculate refitted kitchen/breakfast room complemented by a through lounge/dining room., which is triple aspect, beamed and has a fireplace with a wood burner. Also on the ground floor is a conservatory and cloakroom. On the 1st floor are 3 well proportioned double bedrooms and a luxuriously refitted bathroom with a cast iron bath and separate shower room. Bedroom 3 has its own separate staircase off the lounge/dining room.



THE GROUNDS

Externally, the property is approached via a generous gravel driveway providing ample off-road parking and a detached garage. The established rear garden features a mixture of trees, screening hedges, planting and shrubs with the whole enjoying a sense of privacy, making it a peaceful retreat. accessed from the rear garden is a 19ft Studio which could be used as a hobbies room or home office.

SITUATION

The popular village of Hammer lies on the south-western outskirts of Haslemere and just 2.5 miles from the centre of Liphook. Shottermill with its attractive National Trust owned ponds is just a short distance away, along with Arnolds Garage and convenience store and Camelsdale Infant and Junior school. In nearby Weyhill are Tesco and M & S Food along with local shops, cafes and restaurants. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, restaurants, public houses and coffee bars. There are two hotels; The Georgian in the High Street and Lythe Hill. 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.

Haslemere High Street - 2.2 miles

Haslemere Station - 1.5 miles

Liphook - 2.6 miles

A3 access - 2.9 miles

Woolmer Hill school - 1.6 miles

Guilford - 16.5 miles

All distances are approximate

Hoys Folly, Linchmere Road, Haslemere, GU2

Approximate Area = 1624 sq ft / 150.8 sq m

Garage = 213 sq ft / 19.7 sq m

Outbuilding = 209 sq ft / 19.4 sq m

Total = 2041 sq ft / 189.5 sq m

For identification only - Not to scale

LOCAL AUTHORITY

Chichester District Council

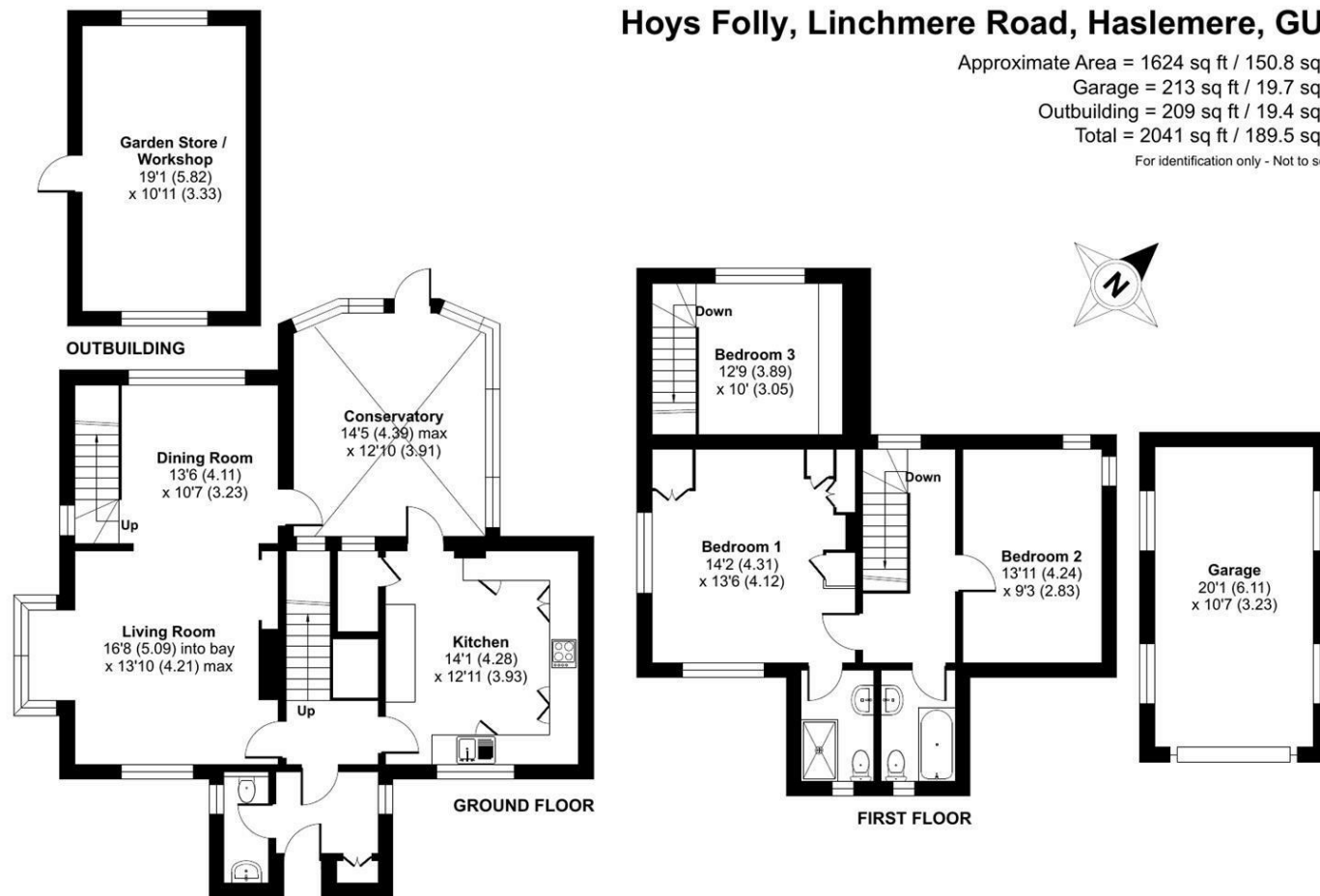
COUNCIL TAX

Band G

SERVICES

Mains water, electricity, mains drainage
gas central heating

28th April 2026



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Clarke Gammon. REF: 1450054

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(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, bear right at the top of the High Street (Old Town Hall) and then left into Shepherds Hill (A286 signposted Fernhurst). Continue for approximately one mile and as the road bears sharp left, turn right. At the staggered crossroads, proceed across into Camelsdale Road. At the roundabout follow the signs to Liphook (B2131) Linchmere Road. After cresting the hill in the road the property will be found on the right hand side

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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T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
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