



## Cherry Trees Hammer Vale, Haslemere, GU27 1QG

Guide Price £975,000 - Freehold





# Beautifully remodelled family home with flexible accommodation, south-facing garden, balcony and far-reaching countryside views, set in a sought-after Hammer Vale location.

- South Facing Rear Garden & Plot Of 0.17 Acres
- Balcony/Roof Terrace Off Of Main Bedroom
- Principal Bedroom With En-suite & Walk-in Wardrobe
- Utility Room
- Kitchen/Breakfast Room
- Open Plan Sitting/Dining Room With Corner Log Burner & Bi-fold Doors Into Rear Patio
- Parking For 3 Cars
- Views Overlooking Fields/Orchard
- Flexible Downstairs Bedroom With En-Suite
- Spacious Detached Family Home

Cherry Trees is a beautifully presented and deceptively spacious family home, occupying a generous plot of approximately 0.17 acres in the highly regarded semi-rural setting of Hammer Vale, just outside Haslemere. Enjoying far-reaching views over open fields and orchard land to the rear, the property combines flexible accommodation with a bright, contemporary feel throughout.

There is a superb open and interconnect living space ideal for both modern family life and entertaining. At the heart of the home is the impressive kitchen/breakfast room, thoughtfully designed with ample workspace and storage with an AGA cooker, and flowing naturally into the principal reception areas. The sitting room is particularly generous, flooded with natural light and enjoying views across the garden, while a dining room provides a more formal space for entertaining.

Since the previous sale, the former garage has been converted to create a valuable additional ground-floor bedroom or snug, complete with a stylish en-suite shower room. This space offers excellent flexibility, ideal for guests, multi-generational living or a home office.

Further ground-floor accommodation includes a useful utility room and a well-appointed family bathroom. Upstairs, the principal bedroom is a standout feature, benefiting from excellent proportions, a walk-in wardrobe and access onto a large south-facing balcony, perfectly positioned to take in the open countryside views. Two further bedrooms are served by a modern family bathroom, with additional storage set into the eaves.

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Outside, the rear garden enjoys a sunny southerly aspect and backs directly onto open fields and orchard land, creating a peaceful and private setting. A combination of lawn and terrace provides ideal spaces for outdoor dining and relaxation. To the front, the property offers private parking and a welcoming approach.

## Services:

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Mains: electric, water, and drainage. Oil Fired Central Heating (as advised by our vendor)

Chichester District Council - Council Tax Band: F (£3,216.94)

EPC Rating: E

## Directions & Location:

SATNAV: GU27 1QG

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Cherry Trees is located in Hammer Vale, on the semi-rural outskirts of Haslemere, within the parish of Lynchmere and surrounded by open countryside. The property enjoys close proximity to outstanding natural landscapes including the National Trust-owned Hindhead Common and the Devil's Punch Bowl, with further countryside walks and bridleways readily accessible nearby.

The popular Prince of Wales public house in Hammer Vale is within easy walking distance, while the amenities of Camelsdale are just a short drive away and include a convenience store, Arnolds Garage and the well-regarded Camelsdale Primary School. A wider range of shopping can be found at Weyhill, with both Tesco and M&S Food available.

Haslemere town centre offers an excellent selection of independent boutiques, cafés, restaurants and public houses alongside well-known retailers such as Waitrose, Boots and Space NK. Leisure facilities in the area include The Edge and Haslemere Leisure Centre, together with the spa, gym and golf facilities at the nearby Voco Lythe Hill Hotel.

The area is renowned for its excellent schooling, with a wide choice of highly regarded state and independent schools for all ages. Haslemere mainline station provides a fast and frequent service into London Waterloo in as little as 49 minutes, while the nearby A3 offers convenient access to the M25, wider motorway network and the south coast.

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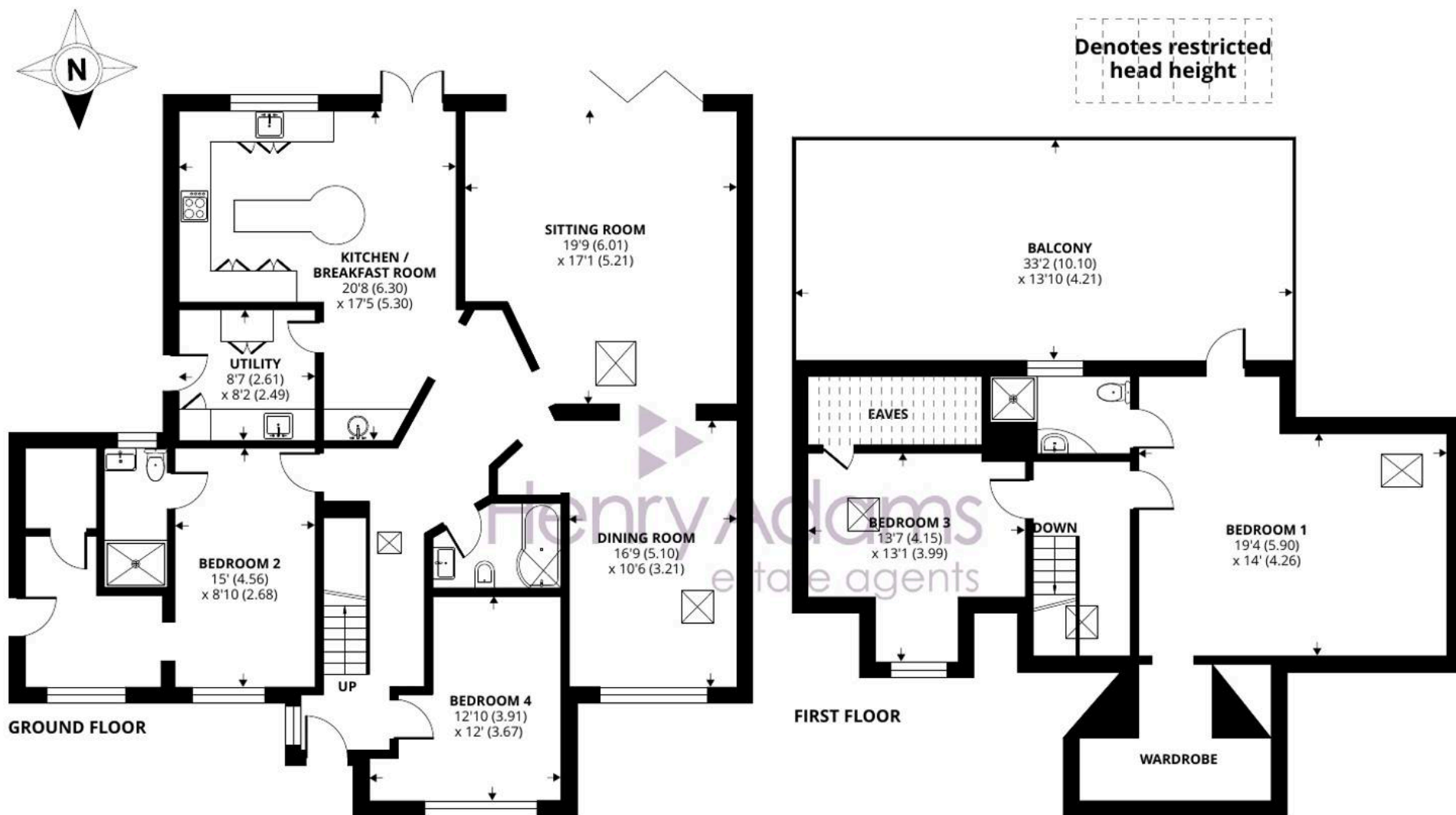












## Hammer Vale, Haslemere, GU27

Approximate Area = 2179 sq ft / 202.4 sq m

Limited Use Area(s) = 55 sq ft / 5.1 sq m

Total = 2234 sq ft / 207.5 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). © nichecom 2026. Produced for Henry Adams. REF: 1404431





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