



**Flat 7, Thursley House Farnham Lane, Haslemere, GU27 1HE**

Guide Price £270,000 - Leasehold (From November 1st 1994 to October 31st 2183)

## A superb two bedroom duplex apartment with views overlooking the communal grounds.

- Charming Period Building
- Dual Aspect Sitting Room
- Main Bedroom With Built In Wardrobes
- Ample Parking
- Approximately 1 Mile Of Haslemere Station
- Delightful Communal Gardens
- New Boiler (August 2023)
- Prestigious Residential Address
- Located Adjacent To Miles Of Scenic National Trust Woodland
- No Onward Chain

7 Thursley House is a charming property accessible through a shared entrance that opens into a welcoming communal hall. Inside, a central hallway leads you into an elegant, dual-aspect sitting room that captures lovely views of the surrounding grounds. Adjacent to this, the kitchen also enjoys garden views, providing a bright and serene setting for cooking.

On the entrance level, you'll find a cosy double bedroom, and a staircase leads up to the main bedroom and bathroom. The main bedroom includes fitted wardrobes and overlooks the lush gardens. The family bathroom is light-filled and tastefully decorated in neutral tones, enhancing its spacious feel.

This property offers ample parking for both residents and visitors. One of its most notable features is the beautifully landscaped communal gardens, adorned with a variety of specimen trees and shrubs, creating a truly picturesque and tranquil environment.

## Location & Directions

Located just off of Farnham Lane, a highly desirable and prestigious location on the rural fringes of Haslemere, adjoining large areas of beautiful open countryside yet within easy reach of the town and station. It has a variety of individual properties, being one of the most sought after locations in the town. Haslemere is an attractive town with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and the mainline station is within walking distance and offers a fast train service to London Waterloo in around 49 minutes. There are excellent schools locally, both state and private, and leisure facilities including The Haslemere Leisure Centre. The area surrounding the town has some stunning countryside, much of which is in the ownership of the National Trust and offers excellent walking and riding opportunities.

SATNAV : GU27 1HE

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## Services & Lease Notes

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

Mains: Gas, electric, water and drainage.

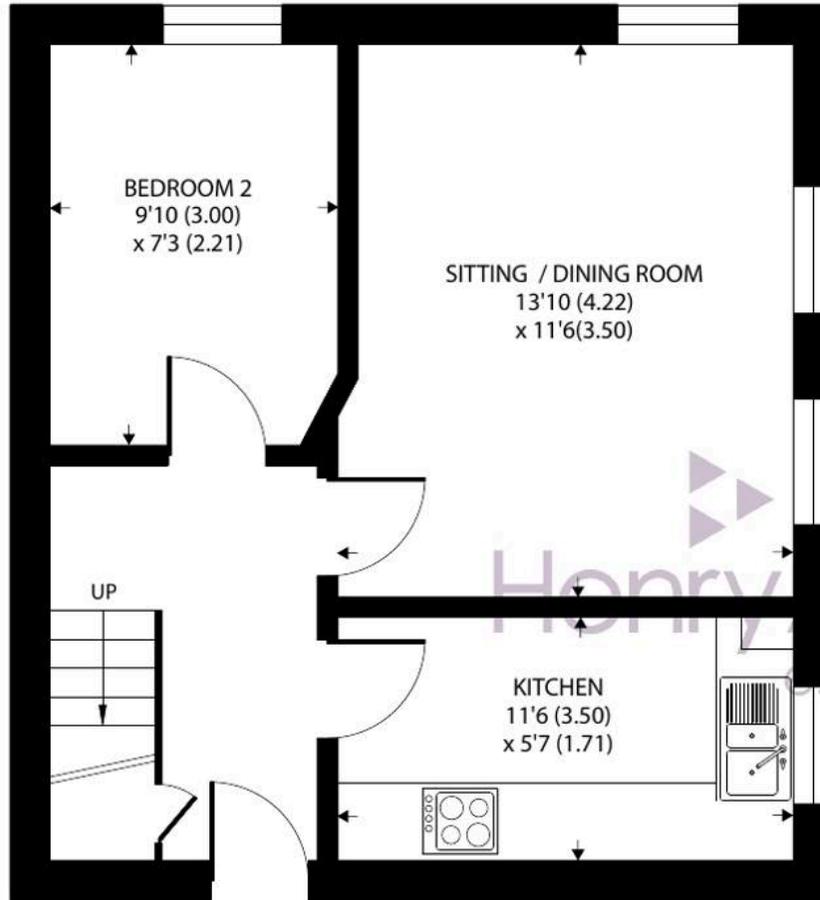
Lease information: Leasehold- From 1 November 1994 to 31 October 2183 - Service Charge: We have been advised is currently £250 Per Month - Ground Rent: Peppercorn

Waverley Borough Council Tax Band: D (£2,456.04)

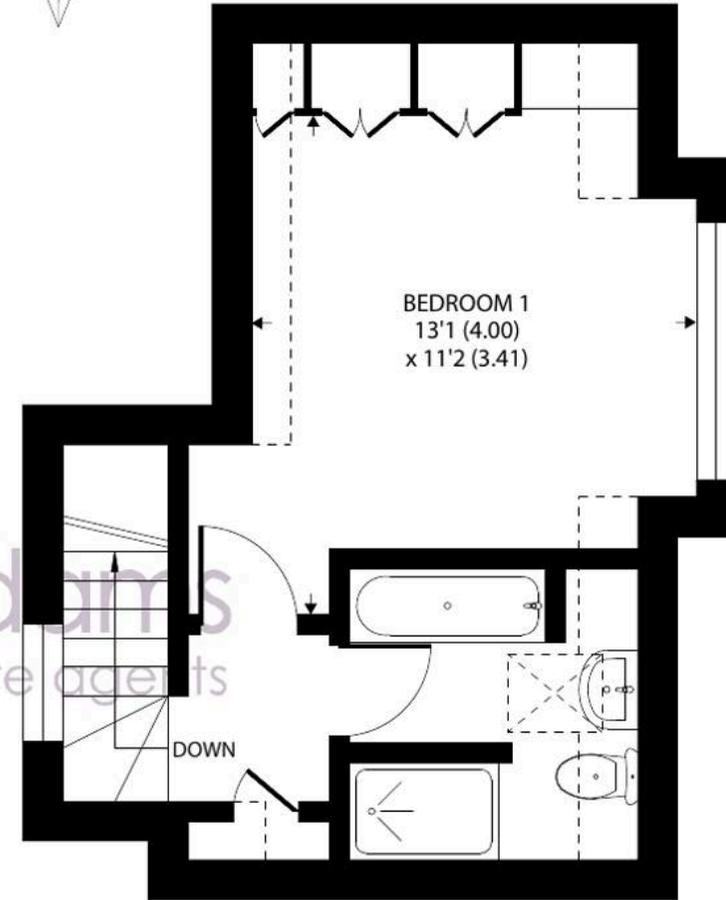
EPC RATING: D







GROUND FLOOR



FIRST FLOOR

## Thursley House, Farnham Lane, Haslemere

Approximate Area = 604 sq ft / 56.1 sq m

Limited Use Area(s) = 32 sq ft / 2.9 sq m

Total = 636 sq ft / 59 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). © ntechcom 2024. Produced for Henry Adams. REF: 1208346



## Henry Adams - Haslemere

Henry Adams LLP, Georgian Court, High Street, Haslemere - GU27 2LA

01428 644002 • [haslemere@henryadams.co.uk](mailto:haslemere@henryadams.co.uk) • [www.henryadams.co.uk/](http://www.henryadams.co.uk/)

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any