



11 Sandrock, Haslemere - GU27 2PS

Guide Price £850,000 - Freehold



# A centrally positioned detached family home in need of updating, ideally positioned for both the High Street and Train Station.

- Prime Central Location For The High Street & Train Station
- Detached Family Home
- Updating & Modernisation Needed
- Spacious Rear Aspect Living Room & Snug
- Downstairs W.C.
- Five Bedrooms
- Overlooking Shepherds Common
- Generous Gardens
- Driveway & Garage
- No Forward Chain

11 Sandrock is a spacious and well positioned detached home, ideally located in the heart of Haslemere, within easy reach of the High Street and the mainline train station. The property enjoys an elevated and peaceful setting overlooking Shepherds Common, situated on a quiet no-through residential lane historically an ancient sheep droving path shared by just eleven other properties.

Although the property would now benefit from updating and modernisation, it offers bright, generously proportioned accommodation with excellent potential to create a superb family home. The ground floor features a welcoming and spacious entrance hall with access to a front aspect dining room and adjoining kitchen. The kitchen now requires replacement but offers the opportunity to create a larger open-plan kitchen/dining space, subject to the usual consents.

To the rear of the property is a triple-aspect living room and snug, filled with natural light and enjoying views over the gardens, with patio doors opening directly onto the outside space. A convenient ground-floor cloakroom completes the accommodation on this level.

Upstairs, a well proportioned landing leads to five bedrooms, including two double bedrooms and three well sized single rooms, together with a family bathroom.

Externally, the property benefits from two separate driveways positioned to either side of the house, with the right-hand driveway providing access to the garage. The front garden is mainly laid to lawn with mature shrub and tree borders, and pathways leading to both the front entrance and the side kitchen door.

The rear and raised side gardens are mature and offer significant scope for landscaping or enhancement, featuring areas of patio and lawn, along with a shed and greenhouse. In summary, 11 Sandrock presents an excellent opportunity to modernise and create a substantial family home in a highly desirable and convenient Haslemere location.

## Services & Directions:

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

Mains: Gas, electric, water and drainage (As advised by our clients)

SATNAV: GU27 2PS

Waverley Borough Council Tax Band 2026/27: Band G (£TBC)

EPC RATING: D

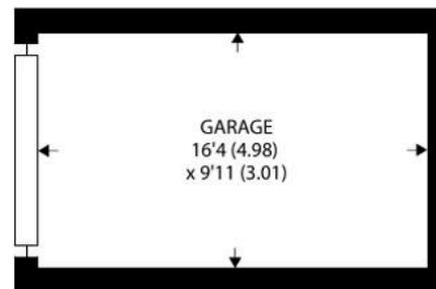
## Location:

The property is very conveniently located a short distance from the High Street and within easy reach of Haslemere mainline station which offers a fast service to London Waterloo (49 minutes). Haslemere is an attractive market town with a good range of independent shops, boutique stores, restaurants, coffee houses and Waitrose and M&S Food Hall. There are good road links to London and the south coast and the A3 can be accessed at Hindhead and Milford providing access to the M25 (J10 at Wisley). The area is renowned for its excellent sports and leisure facilities, with notable golf courses at Hindhead, Handley, Blackmoor, Liphook, and the prestigious Old Thorns Hotel, Golf & Spa Resort. Goodwood, famous for its horse racing and annual motorsport events, is less than 20 miles away.

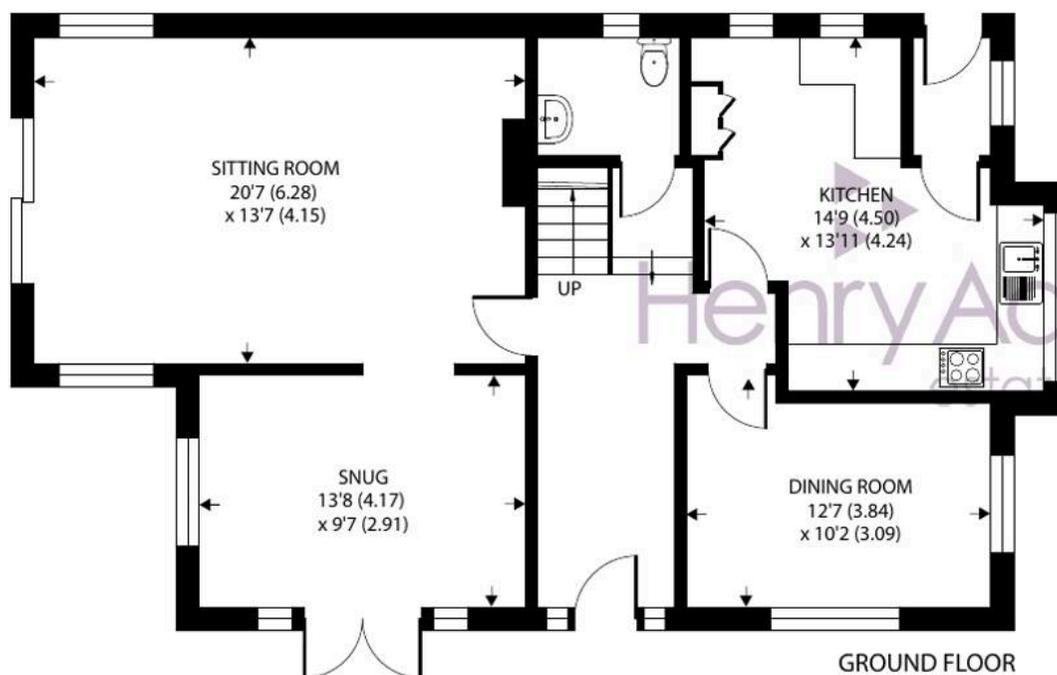
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GARAGE NOT SHOWN  
IN ACTUAL LOCATION



## 11 Sandrock, Haslemere

Approximate Area = 1695 sq ft / 157.4 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1856 sq ft / 172.3 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). © ntechcom 2026.  
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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