



Heron Court Farnham Lane, Haslemere - GU27 1EU

Guide Price £875,000 - Freehold



A four-bedroom detached home on a prestigious Haslemere road, with double garage, ample parking, and a secluded south-facing garden.

- No Onward Chain
- Detached Four Bedroom Family House Within One Of The Most Prestigious Roads In Haslemere
- Detached Double Garage & Parking For Three Vehicles
- Stunning Secluded South Facing Garden With Back & Side Terraces
- Attractive Dual Aspect Sitting/Dining Room
- Downstairs Cloakroom
- Modern Family Bathroom
- Potential To Extend (STPP)
- Light & Airy Double Height Panelled Hall Stairs & Landing
- Principal Bedroom With Stylish En-Suite

Heron Court is a well-balanced four-bedroom detached family home, set along one of Haslemere's most prestigious residential roads, offering bright and versatile accommodation with clear potential to update and remodel over time, together with a beautifully secluded south-facing garden.

The property is approached via a shared driveway, providing parking for three cars alongside a detached double garage. A welcoming entrance opens into an impressive double-height, panelled hall, creating an immediate sense of space and light that continues throughout. The ground floor is arranged with family living in mind, centred around a superb dual-aspect sitting and dining room. This generous space is filled with natural light and enjoys direct access to the garden, creating an easy connection between inside and out.

The kitchen/breakfast room, with integrated appliances, offers ample storage and space for informal dining, with further potential to update or extend (subject to the necessary consents). A separate study provides an ideal work-from-home space, while a downstairs cloakroom completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, all enjoying a pleasant outlook and good natural light. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the property's south-facing garden is a particular feature being mature, private, and beautifully established, with level lawn, well-stocked borders, and a variety of seating areas including both front and side terraces, ideal for outdoor dining and relaxing. The overall plot offers a high degree of privacy, rarely found in such a convenient yet sought-after location.

Services & Directions:

Broadband and Mobile services: Visit checker.ofcom.org.uk

Mains gas, electrics, water, and drainage (as advised by our vendor)

SATNAV: **GU27 1EU**

What3words: **/// intrigues.harnessed.rooting**

Waverley Borough Council Tax Band 2026/27: Band G (£4,297.98)

EPC: C

Location:

Positioned just off Farnham Lane on the rural fringes of Haslemere, the property enjoys a superb setting adjoining expansive areas of open countryside, while remaining conveniently close to the town centre and mainline station. This highly regarded location is characterised by a collection of individual homes and is widely considered one of Haslemere's most desirable addresses.

Haslemere itself is a charming and vibrant town, offering an excellent selection of independent shops, boutiques, cafés, and restaurants. For commuters, the station provides a direct service to London Waterloo in approximately 49 minutes, alongside good road connections to both London and the south coast.

The area is well served by a range of highly regarded state and private schools, as well as leisure facilities including the Haslemere Leisure Centre. Surrounded by stunning countryside, much of it owned by the National Trust, the area offers exceptional opportunities for walking, riding, and enjoying the outdoors.

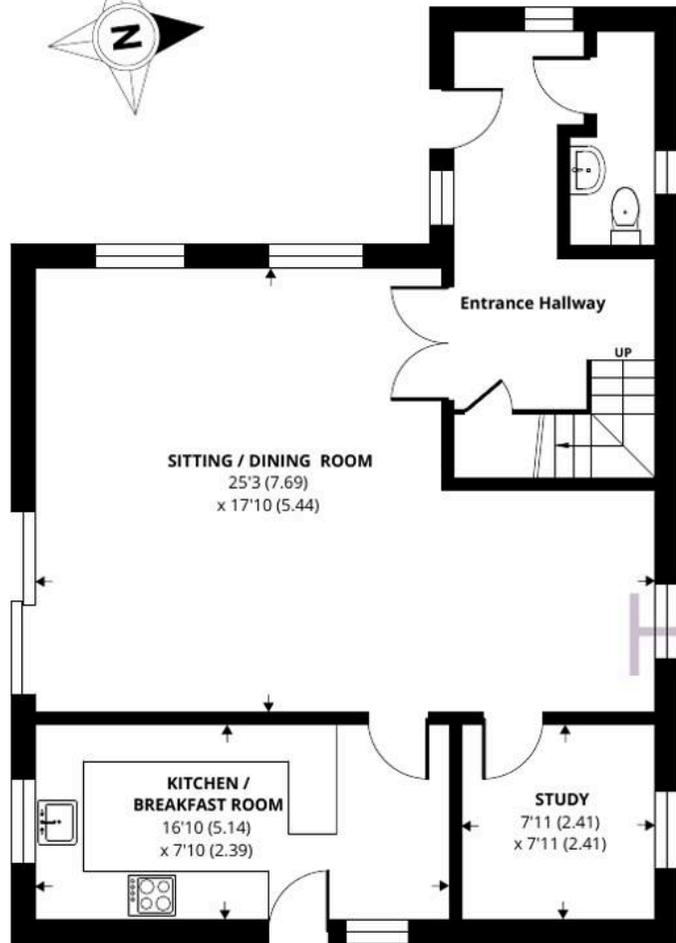
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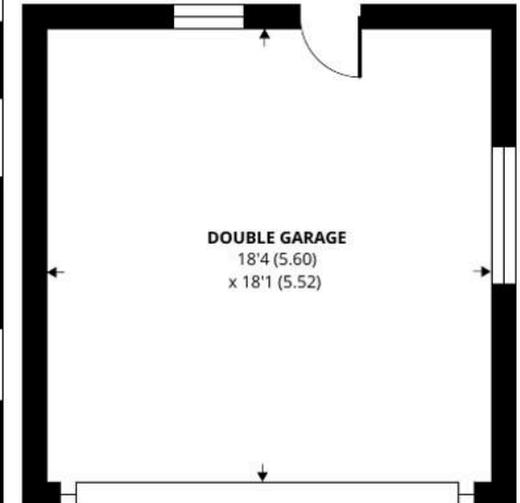
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Heron Court, Farnham Lane, Haslemere

Approximate Area = 1376 sq ft / 127.8 sq m

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Garage 334 sq ft / 31 sq m

Total = 1747 sq ft / 162.2 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). © natchecom 2026. Produced for Henry Adams. REF: 1431641





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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