



**1 Church Meadows, Haslemere, Surrey, GU27 1FL**  
**Price Guide £895,000 Freehold**

CLARKE  GAMMON  
1919

## 1 CHURCH MEADOWS CHURCH LANE HASLEMERE SURREY GU27 1FL

Stunning semi detached  
three bedroom house

Immaculately presented  
throughout

Main bedroom with en  
suite shower room plus  
family bathroom

Two further bedrooms -  
bedroom three presented  
as a dressing room

South & West facing  
gardens

Fabulous kitchen/dining  
room

Double aspect living room  
with feature fireplace

Spacious reception hall  
with cloakroom

Gated residents parking  
area with garage

Under 0.5 miles from  
station and High street



**A stunning semi detached home,  
within a smart gated development of  
just four properties built in 2022,  
within a short walk. 0.5 miles, from  
Haslemere's pretty High street and  
main line station.**

### THE PROPERTY

Set within this attractive and conveniently located development of just four homes, 1 Church Meadows was built in 2022 by Focus Homes Ltd and finished to an excellent standard and specification. As well as the superb presentation and sleek styling, the property lies in Haslemere's conservation area and is within a short walk of both the High street and mainline station. On the ground floor is the double aspect Kitchen/dining room with a central island, Siemens appliances and sliding door onto the west facing patio. Overlooking the rear garden is the elegant double aspect living room with a feature fireplace. The spacious reception hall and cloakroom complete the ground floor accommodation. On the first floor are the main bedroom with generous wardrobes and a luxuriously appointed en suite shower room. The family bathroom complements bedroom two and three, bedroom three is presented as a dressing room.



## THE GROUNDS

The gardens at the property are equally well presented having been thoughtfully landscaped to take advantage of the mainly South and Westerly aspects. There is a large wrap around paved sun terrace, giving seating areas to the front, side and rear of the property. There are lawned areas to rear and a raised lawn to the side, framed by attractive shrub borders, low level wall and metal railings. The residents area is accessed by electric gates and leads to the allocated garage.

## SITUATION

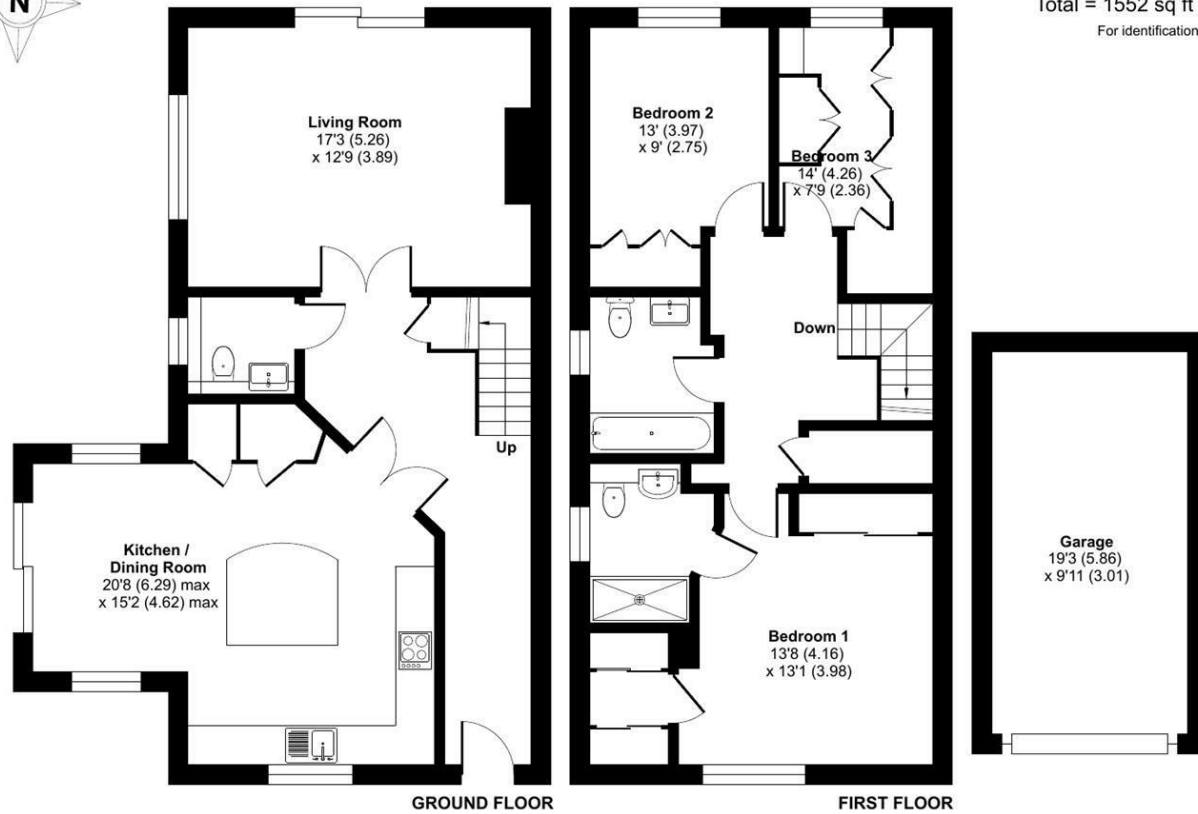
Haslemere offers a comprehensive range of shops including Waitrose, Tesco, M & S Food, Boots, Lloyds Pharmacy, Space NK and W H Smiths along with boutiques, restaurants, public houses and coffee bars including Costa. There are two hotels; The Georgian in the High Street and Lythe Hill; both of which have spas. There are two sports centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground and Woolmer Hill School. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private. The main line station provides a fast and frequent service into London Waterloo in under one hour and the A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.

St Bartholomew's School - 0.2 miles on foot  
Health Centre and Community Hospital - 0.2 miles  
High Street - 0.3 miles on foot  
Main line station - 0.6 miles  
A3 access at Hindhead ?south? - 4 miles  
A3 access at Milford ?north? - 7 miles  
Guildford - 14 miles

All distances approximate

# Church Meadows, Church Lane, Haslemere, GU27

Approximate Area = 1362 sq ft / 126.5 sq m  
 Garage = 190 sq ft / 17.6 sq m  
 Total = 1552 sq ft / 144.1 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). © nchemcom 2026. Produced for Clarke Gammon. REF: 1480718

## LOCAL AUTHORITY

Waverley Borough Council

## COUNCIL TAX

Band F

## SERVICES

Mains water, electricity, private drainage - shared treatment plant, gas central heating

Church Meadows Management Company Ltd  
 Service charge - £720 per annum

23rd June 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG HASLEMERE OFFICE

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## DIRECTIONS

From our office in Haslemere High Street proceed north turning left at the crossroads into Church Lane. Continue over the railway, where Church Meadows 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

GUILDFORD OFFICE  
 T: 01483 880 900

HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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