

Tennysons Lane, Haslemere, Surrey
Price Guide £800,000 Freehold

CLARKE C·G GAMMON 1919

PLOT LITTLE HATCH TENNYSONS LANE HASLEMERE SURREY GU27 3AF

Price Guide £800,000

- A stunning location for an owner-occupier to build their dream home with views to the south
- Consent has been granted for a 1,829 sq ft house and 333 sq ft garage, gross
- Sold with full set of Working/Technical drawings and building regulations.
- The architect's company can provide quotes for a turnkey build.
- Haslemere High St– 0.8 miles, Haslemere station – 1.3 miles
- A contained 0.23 acre plot
- Bespoke design, Elevated situation
- One of Haslemere's best roads
- Premier location
- A dream situation and opportunity





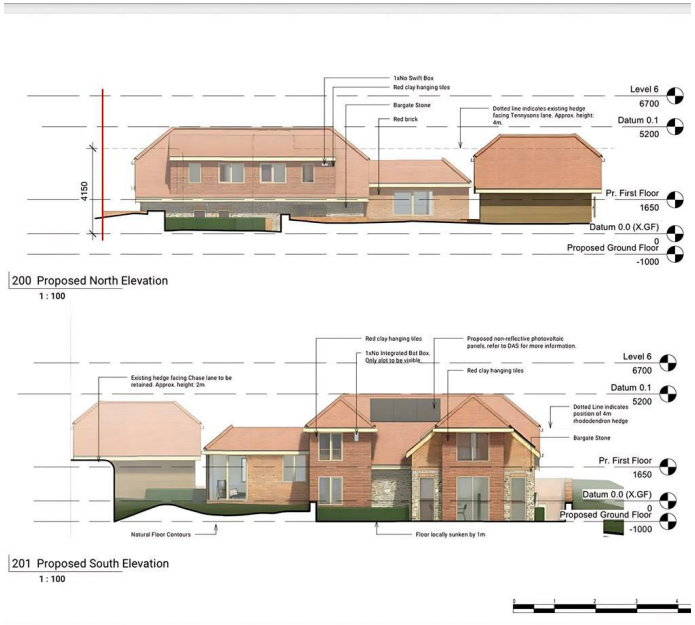
A fantastic opportunity to build your own home/retirement home in a fabulous private location, overlooking National Trust land in Haslemere.

THE PROPERTY

A fantastic opportunity to acquire your own beautiful, elevated home in one of Haslemere's premier and most desirable locations, in Tennysons Lane, quietly situated in an elevated plot of 0.23 acres. Consent has been granted for a 1,829 sq ft house and 333 sq ft garage gross, as laid out on the enclosed floorplans.

Mainly designed for somebody moving down from a larger property, there the option for a lift in the house and a ramp to the front door for ease of access/use (if required) and bright spacious accommodation with panoramic windows and vaulted ceilings in the sitting room and master bedroom suite. The design boasts a beautiful curved stone front porch and light-filled entrance hall with feature staircase.

There is a CIL of £90,000, but it is anticipated that the majority of the interest, and the successful purchaser, will be an owner-occupier and so, providing the owner lives in the house for three years, the CIL payment is negated.



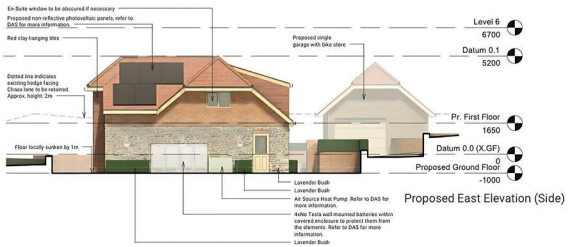
DESIGN.B (FINAL DESIGN)

ELEVATIONS AND MATERIALS

AESTHETIC SHIFT



Proposed South Elevation (Rear)



Proposed East Elevation (Side)



Proposed West Elevation (Side)

The proposed dwelling has been designed to sit low and recessively within the streetscene along Tennysons Lane. By sinking the ground floor into the site and lowering the ridge to 5.2 metres, no higher than the existing bungalow, the building presents as a low, single-storey-scale frontage to the lane, notwithstanding the one-and-a-half-storey accommodation within, with the stepped-down single-storey side element and garage further reducing its apparent scale. The hipped ends to the roofs of both the house and the garage, together with the shed dormer set into the main roof slope, give the roofscape a soft and unobtrusive appearance, avoiding prominent gable ends and helping the built form to settle quietly into its surroundings. The use of traditional materials, red clay hanging tiles, Bargate stone and red brick, allows the elevation to sit comfortably against the character of the neighbouring properties, so that the dwelling reads as a modest and unassuming addition to the street on its own merits. This already limited impact is reduced further still by the retained rhododendron hedge along the frontage, which at approximately 4 metres in height screens the majority of the elevation from public view, leaving only the softly hipped upper roof slopes visible above it. The proposal therefore makes only a minimal contribution to the streetscene, both in its own right and as actually experienced from the public realm.

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THE GROUNDS

Manageable gardens surround the property in an elevated plot of 0.23 acres. The boundaries are all hedged to give the garden complete privacy. The view is to the south, to the valley of Chase Lane and over to the National Trust land in Fernden Lane.

The design has been carefully managed by the architects and planners to utilise the contours and location of the plot, being on the corner of Chase Lane and Tennysons Lane, a short distance from the town centre and railway station.

SITUATION

Haslemere offers a comprehensive range of shops including Waitrose, Tesco, M & S Food, Boots, and Space NK along with boutiques, restaurants, public houses and coffee bars. There are two hotels: The Georgian in the High Street and Lythe Hill on the edge of the town which has a spa. There are two sports centres: The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private.

The county town of Guildford is just 15 miles distant and Goodwood where the popular racecourse, Festival of Speed and Revival are held is within easy reach. 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.

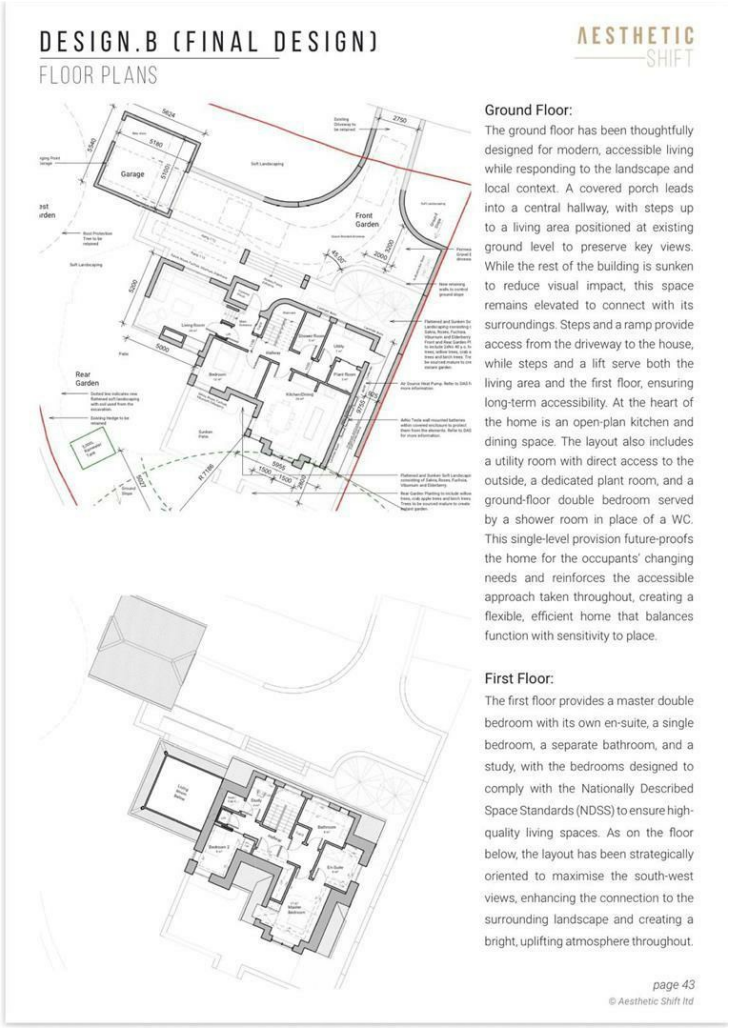
Haslemere High Street | 0.8 miles

Haslemere Station | 1.3 miles
London Waterloo | 49 minutes by train

A3 at Hindhead 4.5 miles
A3 at Milford 8 miles

Guildford | 15 miles
London Waterloo | 38 minutes by train

Central London | 45 miles
(Distances and times are approximate)



LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band H

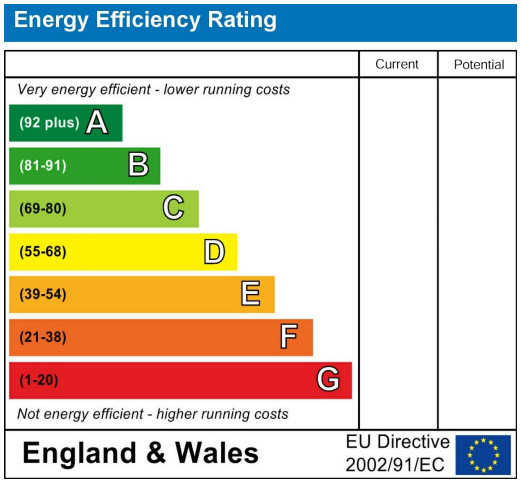
SERVICES

Mains water, electricity. Private drainage

Mains gas currently on site.

Underfloor heating throughout, provided by air source heat and solar battery system for energy efficiency

11th November 2026



CG HASLEMERE OFFICE

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DIRECTIONS

what3words: mirror/mended.munch

Viewings can be undertaken at any time, although the house that is currently there is falling down, and so care is advised on loose timbers and building materials. Notifying the agent of the viewing would preferable. Please direct all enquiries on this plot to Mark Steward.

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.