



2 Linchmere Road, Haslemere - GU27 3QF

Guide Price £595,000 - Freehold

 **Henry Adams**
estate agents



A characterful and extended detached home offering three double bedrooms, spacious living areas, a south-facing garden backing onto woodland.

- Three Double Bedrooms
- Exposed Vaulted Ceiling In Third Bedroom
- Living Room With Bay Window & Cosy Open Fireplace
- Potential To Create Off Street Parking (Subject To Necessary Consents)
- South Facing Rear Garden
- Potential To Extend (STPP)
- Open Plan Kitchen/Conservatory
- Downstairs W.C.
- Four Piece Family Bathroom
- 1.2 Miles From Haslemere Station

Little Whispers is a characterful and well-presented detached family home offering spacious and versatile accommodation, all set in an attractive position with an outlook overlooking lawned garden to the front and a good size terraced garden that backs onto light woodland.

Upon entering through the glazed front door, you are welcomed by charming checkerboard tiles, useful coat hooks, and a practical storage area, which leads to a downstairs cloakroom, utility room, access to the rear garden, dining room, and kitchen. The kitchen is open plan and flows seamlessly into the conservatory, creating a fantastic space for entertaining, with French doors opening directly onto the south-facing garden. The dining room, located at the heart of the home, is generously sized and leads through to the cosy front sitting room, complete with an inviting open fireplace and arched picture window. A staircase just off the dining room leads to the first floor, where there are three well-proportioned double bedrooms, including a particularly charming third bedroom with an exposed vaulted ceiling, and a family bathroom with both bath and separate shower.

Over the past 20 years, the current owners have thoughtfully enhanced the home, which benefits from gas central heating and double glazing throughout.

Outside, the rear garden is a real highlight, thoughtfully landscaped with a wide variety of shrubs, enclosed by mature hedging on two sides and backing onto light woodland. A sun-trap patio provides the perfect space for outdoor dining, with steps leading up to the upper garden levels. There is also potential to create off-street parking (subject to the necessary consents) and further scope to extend the property (STPP), making this a truly flexible and appealing home.

Services:

Mains: Gas, Electric, water, and drainage (As advised by our vendor)

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

West Sussex C.C Tax Band: E (£2865.12)

EPC RATING: D

Directions:

SATNAV: GU27 3QF What3Words /// ///slurred.iteration.steep

Location:

The property is located on the fringes of Haslemere and close to Camelsdale which has a popular primary school and local village shop. Haslemere town centre is about 2 miles away and offers a good range of independent shops, boutiques, restaurants, coffee houses, Waitrose and M&S Food Hall. There are good road links to London and the south coast and the mainline station offers a fast train service to London Waterloo in around 49 minutes. There are excellent schools locally for all ages and leisure facilities including The Haslemere Leisure Centre. The surrounding area has some stunning countryside, much of which is in the ownership of the National Trust and offers excellent walking and riding opportunities.









2 Linchmere Road

Approximate Area = 1357 sq ft / 126 sq m

Limited Use Area(s) = 11 sq ft / 1 sq m

Total = 1368 sq ft / 127 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). ©nchecom 2025.
Produced for Henry Adams. REF: 1329233



Henry Adams - Haslemere

Henry Adams LLP, Georgian Court, High Street, Haslemere - GU27 2LA
01428 644002 • haslemere@henryadams.co.uk • 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