



HOLLYBANK

HASLEMERE • WEST SUSSEX

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HAMMER LANE, HASLEMERE, WEST SUSSEX, GU27 3QX

A substantial and beautifully proportioned detached residence in a tucked away position

This impressive three/four-bedroom, three-bathroom family home is set within the leafy semi-rural hamlet of Hammer. Despite its tranquil setting, the property remains exceptionally well connected, lying within easy reach of the historic market town of Haslemere and its mainline railway station, offering direct services to London.

The accommodation is entered via a welcoming and spacious entrance hall, immediately conveying the generous scale of the house. Throughout, the property benefits from well-proportioned rooms and a versatile layout ideal for modern family living. The principal living space is a superb 35-foot living and dining room, flooded with natural light from large floor-to-ceiling windows that provide uninterrupted views across the rear garden and create a wonderful sense of connection with the outdoors. The dining area flows seamlessly into the kitchen/breakfast room, making it an ideal arrangement for both everyday living and entertaining. Adjacent to the kitchen is a useful utility room, while a front-aspect study offers a quiet workspace with internal access to the living room. A conservatory further enhances the ground floor accommodation, providing an additional reception space that can be enjoyed throughout the year.

The bedroom accommodation on the ground floor is accessed via an inner hallway. Bedroom two benefits from views over the rear garden and is served by an en-suite shower room. Two further bedrooms (bedrooms three and four) offer flexibility for family, guests, or alternative

uses such as additional study or hobby rooms. The ground floor is completed by a well-appointed family bathroom.

To the first floor is the impressive principal bedroom suite, offering excellent privacy and generous proportions. Also on this level is a versatile playroom or home office, ideal for those working remotely or requiring additional flexible living space. A spacious family bathroom completes the first floor, fitted with both a bath and a separate shower enclosure.

Externally, the property is complemented by a delightful and well-maintained rear garden, accessed via French doors from the dining area. A paved patio area spans almost the entire width of the house, bordered by an attractive brick retaining wall and providing an excellent space for outdoor dining and entertaining. Beyond, the garden is mainly laid to lawn and enjoys a high degree of seclusion, enhanced by a variety of mature plants and shrubs. To the rear of the garden are a summerhouse and a lean-to greenhouse, adding further charm and practical appeal.

The front garden is predominantly shingled and provides driveway parking for three to four vehicles. An integral double-width garage offers additional parking and storage, with further storage available in the loft space above.



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ACCOMMODATION & SPECIFICATION

Substantial detached family home | Spacious central hallway sets a welcoming tone on entry | Beautifully proportioned accommodation arranged over two floors | Light-filled sunroom offering panoramic garden views and year-round enjoyment | Modern open-plan kitchen and dining area with ample storage | Four bedrooms and three bathrooms offering flexible living options | Flexible fourth bedroom currently used as a home office | Set in the leafy semi-rural hamlet of Hammer with a tranquil outlook

Impressive 35-foot living and dining room with floor-to-ceiling windows | Within easy access of Haslemere town centre and mainline railway station | Secluded rear garden with wide patio, summerhouse, greenhouse, driveway parking, and integral double garage | Quiet, tucked away position on a no through road





LOCATION

Hammer Lane enjoys a prime spot between Haslemere and Liphook, just a five-minute drive from the amenities, and train connections of both towns. For those who prefer to keep things local, you can stroll to not one but two welcoming village pubs—perfect for a lazy Sunday lunch or an impromptu evening drink. Nestled in a peaceful setting yet with everything you need close at hand, it strikes the ideal balance between countryside charm and everyday convenience.



SERVICES & LOCAL AUTHORITY

Tenure - Freehold

EPC Rating - D

Council Tax Band - E

Local Authority - Chichester District Council

Services - Mains water, Private drainage and
gas-fired central heating to the radiators.

Hammer Lane, Haslemere, GU27

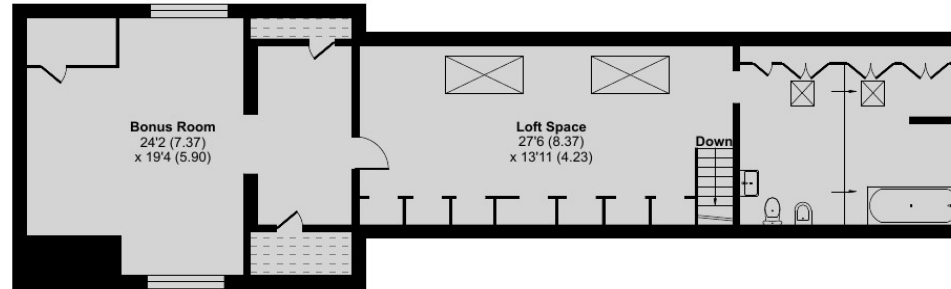
Approximate Area = 3049 sq ft / 283.2 sq m

Limited Use Area(s) = 48 sq ft / 4.4 sq m

Garage = 564 sq ft / 52.3 sq m

Outbuilding = 80 sq ft / 7.4 sq m

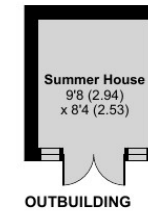
Total = 3741 sq ft / 347.3 sq m



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1395340





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