



Petworth Road, Haslemere
Surrey, GU27

HAMPTONS
INTERNATIONAL

Beyond your expectations

A charming Grade II listed period property in about 5.5 acres

5 Bedrooms | 2 Bathrooms (One en-Suite) | Hall | Cloakroom | Sitting room | Dining room | Family Room | Snug | Kitchen/Breakfast Room | Utility room | Garage | Summerhouse | Gardens and Grounds of about 5.5 acres.

Guide Price £1,395,000 Freehold

Description

A charming Grade II listed period property dating back in part to 1640, offering extensive accommodation on an elevated site on the eastern outskirts of the town. There are views to the rear over fields and woodland and the property is ideally situated for access to the High Street and mainline station. There are many original features including beams and inglenook fireplaces. The extensive accommodation offers on the ground floor three main reception rooms as well as a large home office, store room, kitchen and utility room. At the first floor level there are five bedrooms, an en-suite bathroom and a family bathroom.

Outside

At the front of the property the gardens are laid to lawn with stocked borders and beds and a paved path across the front leads to the front door. There is access to the side via a shared lane/bridle path which leads to the garage and land. The rear gardens are laid to sloping lawns with mature shrubs and trees leading down to the paddock land and woodland beyond, in all extending to approximately five and a half acres. (5.4 acres) There is an insulated timber 'studio' with power and lighting. Timber garden shed. Detached double garage and workshop.

Location

Situated on the eastern edge of Haslemere, the setting is semi rural, yet within a mile of the station. Haslemere offers a wide and varied selection of amenities catering

for most day to day needs as well as a mainline station offering a fast and frequent service to Waterloo in under an hour. Haslemere is also well served by schooling for most age groups, both privately and state run and is surrounded by miles of open countryside much of which is in the ownership of the National Trust. More comprehensive facilities are available in the larger town of Guildford which is found to the north east where there is an alternative rail service to Waterloo and many specialist shops and stores are in this attractive cobbled High Street. The area is well served by excellent walking and riding country criss-crossed by foot and bridle paths with particular note is nearby Blackdown which commands beautiful views over the adjoining countryside. There are also many sports and recreational centres nearby.

Additional Information

Services: Mains Water, Electricity and Gas are connected. Private drainage.

Local Authority: Waverley Borough Council.

Hamptons International

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Petworth Road, Haslemere

Approximate Gross Internal Area = 331.6 sq m / 3569 sq ft

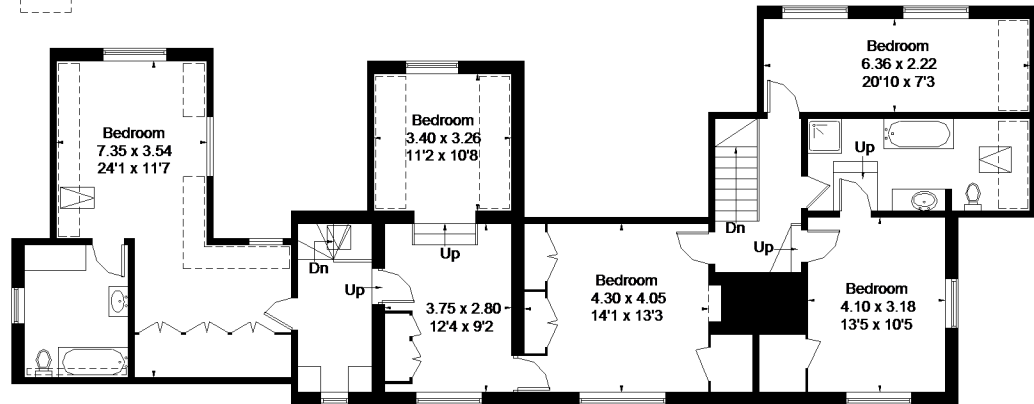
Storage = 8.7 sq m / 94 sq ft

Outbuildings = 69.8 sq m / 751 sq ft

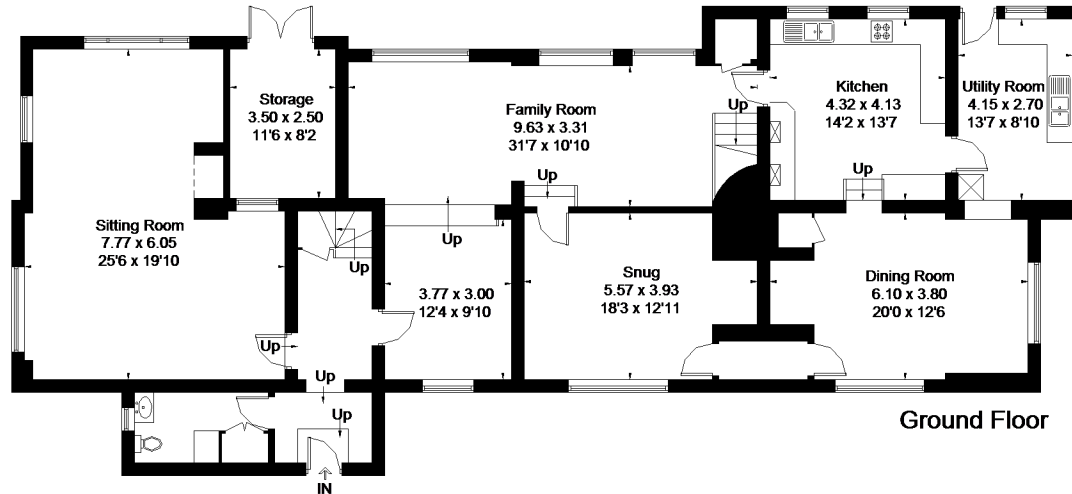
Total = 410.1 sq m / 4414 sq ft



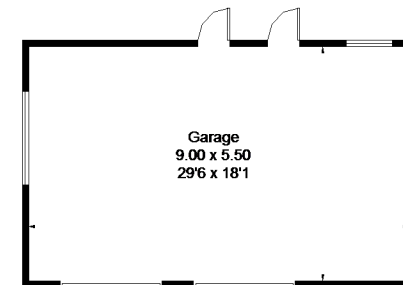
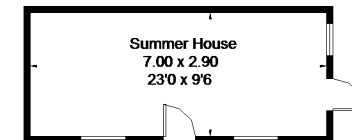
 = Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor



Outbuilding
(Not Shown In Actual Location / Orientation)

Floorplanz © 2016
0845 6344080 Ref: 164410

This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

