

High Meadow

Danley Lane, Linchmere, Haslemere, West Sussex





A fine detached 1930's family house set in approximately 12 acres with views over the surrounding countryside.

**High Meadow, Danley Lane,
Linchmere, Haslemere,
West Sussex GU27 3NF**

Mileages

Haslemere – 3.5 miles (London Waterloo 55 mins), Liphook – 2.5 miles, Petersfield – 10.5 miles, Guildford – 17.5 miles (London Waterloo 38 mins), Central London – 50 miles

Accommodation

Reception hall, drawing room, sitting room, kitchen/breakfast room, conservatory/dining room, cloakroom, study, laundry room, shower room

Master bedroom, 4 further bedrooms, bathroom, shower room

Garage/workshop, wood store, green house, summer house

Gardens and grounds extend to approximately 12 acres

Description

High Meadow is a fine detached family house built in the 1930's and set in a beautiful rural location yet conveniently close to Haslemere town.

The generous accommodation extends over two floors with the principal rooms enjoying a wonderful southerly aspect over the garden and fields beyond. To the ground floor the reception hall leads to the drawing room, sitting room and kitchen/breakfast room off which is a fabulous conservatory giving access to the rear sun terrace. A study, laundry room and boiler room are also located on the ground floor. The first floor is accessed via a magnificent sweeping staircase with the hall landing to the five bedrooms, bathroom and shower room.

Outside

The property is approached over a long sweeping drive through the 'park like' front gardens and extends to a generous parking area to the front of the house with a large turning circle and access to the double garage.

The grounds and gardens are a particular feature of the property. To the front the 'park like' gardens are predominantly laid to lawn interspersed by magnificent rhododendrons and specimen trees extending into a woodland area. To the west of the property is a lovely walled garden being more formal in style with well stocked flower and shrub borders and a productive vegetable garden with a greenhouse.

To the rear of the house a large sun terrace leads to the lawn and 'ha-ha' with the fields beyond and lovely views over the surrounding countryside.



Situation

High Meadow is situated in an idyllic rural location commanding lovely southerly views over its own fields and adjoining woodland. Close by there are acres of National Trust and common land crisscrossed by foot and bridle paths, ideal for walking and riding. Despite being in this rural setting Haslemere is readily accessible and offers a wide and varied selection of amenities catering for most day to day needs along with shops and restaurants, boutiques, public houses and coffee bars. The mainline station (approximately 2.2 miles away) offers a frequent service to Waterloo in under an hour. Schooling in the area is also excellent both privately and state run for most age groups. There is access to the A3(M) nearby providing an excellent road link to London and the South coast and via the M25 to both Heathrow and Gatwick airports.



Directions (GU27 3NF)

From the top of Haslemere High Street turn right by the Town Hall into Lower Street and then turn left into Shepherds Hill. Continue for approximately a mile turning right on the left sharp hand bend into Bell Road and continue to the end turning right and then the first left into Camelsdale Road. Follow this to the roundabout at Shottermill and take the first exit sign posted Liphook. After approximately three quarters of a mile turn left into Lynchmere Road (sign posted Lynchmere). Proceed to the T-junction and turn right and Danley Lane is found on the left hand side and the entrance to the property will be found about 200 metres on the left.

Services

Mains water, electricity, oil fired heating and private drainage.

Local Authority

Chichester District Council. Tel: 01243 785 166



The Prime and Country House team would be delighted to show you around this property.

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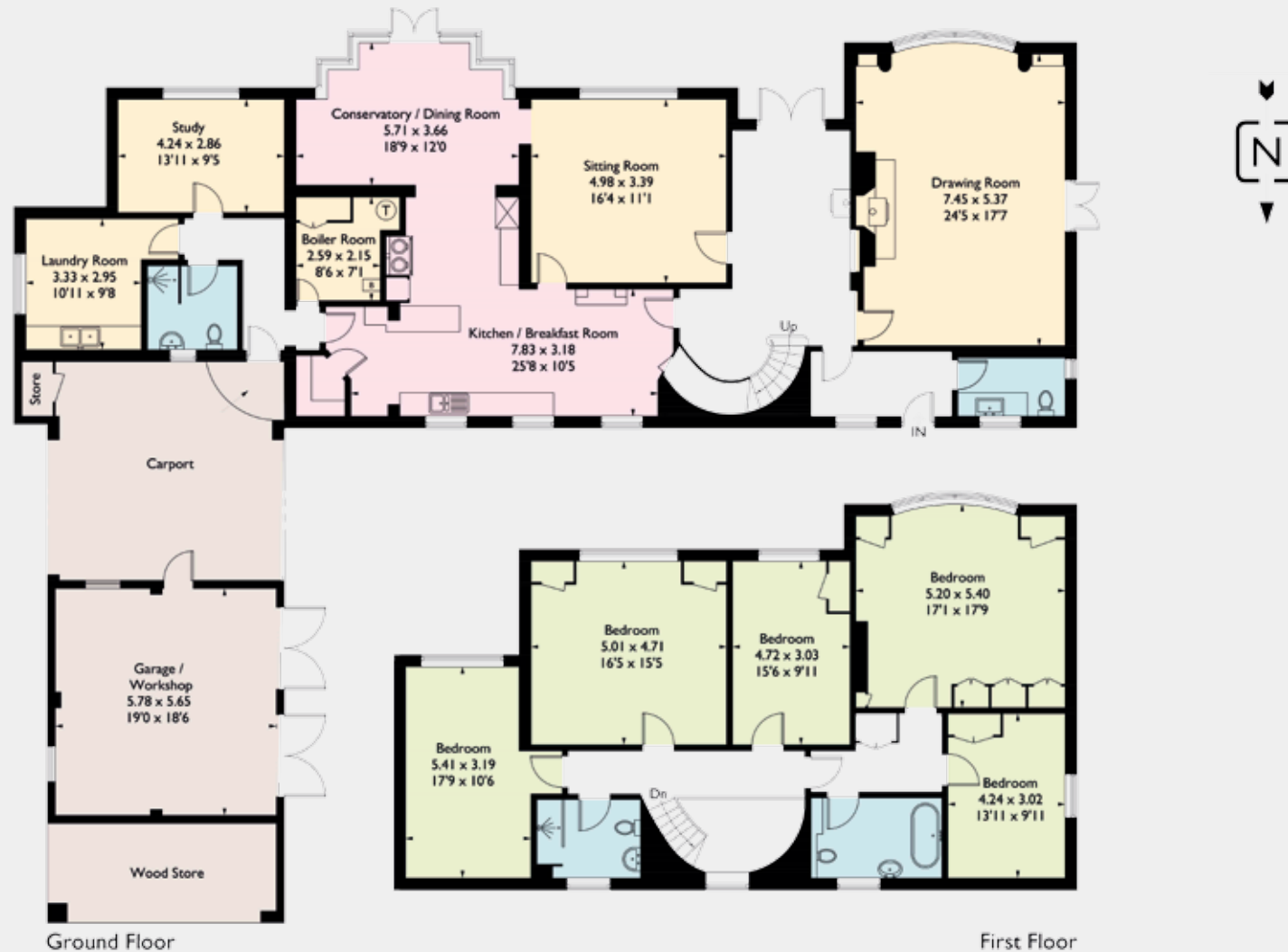
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Approximate gross internal area. Main house = 3,673 sq ft / 341.2 sq m, Double Garage / Workshop = 353 sq ft / 32.8 sq m, Total = 4,026 sq ft / 374 sq m



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.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, United Kingdom House, 180 Oxford Street, London W1D 1NN

