



Courts Hill Road, Haslemere
Surrey, GU27



Beyond your expectations

An individual detached 5 bedroom family house

Hamptons International

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www.hamptons.co.uk

Master Bedroom with En Suite Shower Room | Guest Bedroom with En Suite Shower Room | Three Further Bedrooms | Family Bathroom | Entrance Hall | Cloakroom | Sitting Room | Dining Room | Family Room | Kitchen/Breakfast Room | Double Garage | Garden

Asking Price £1,100,000 Freehold

Description

An individual detached family house set in one of Haslemere's most favoured roads, this modern five bedroom family home offers extensive accommodation over three floors just minutes from the Town and station. The front door opens into a central hallway with doors to all rooms and stairs to the first floor. The triple aspect sitting room is complemented with wooden flooring and a central fireplace with a 'Clearview' wood burning stove. For formal entertaining there is a separate dining room adjacent which extends into a bay window. The beautifully fitted kitchen is the heart of the home, fitted with a range of good quality units under an expanse of granite worktops, further complemented with integrated appliances. In addition there is a separate utility room with a door to the garage and to the outside. The kitchen opens directly onto a family room, great for young families, with a door back into the hallway. The first floor is of equal merit providing 4 double bedrooms. The master bedroom has its own en suite whilst the three further bedrooms on this floor are served by a family bathroom. In recent years the addition of a second floor has been added in the loft space providing a wonderful double bedroom and a 2nd bathroom, ideal as a guest room, teenagers bedroom or master suite.

Outside

Approached via electric gates from the road, giving access to a large block paved driveway leading to a double garage with electric door and attic space. The garden wraps around the entirety of the property. Mainly

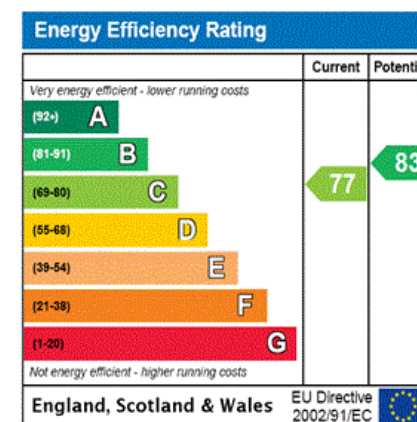
laid to level lawn with raised herbaceous borders. There is a large paved terrace adjacent to the property providing a secluded area for outside entertainment.

Location

Courts Hill Road is a well regarded residential road close to the centre of Haslemere, approximately half a mile from the station and High Street. Haslemere is situated on the border between Surrey, Sussex and Hampshire and is well placed for access to London either via the A3 London to Portsmouth road or via the mainline station to London Waterloo. The town centre offers a wide range of shopping, sporting and leisure facilities. The area is renowned for its beautiful countryside which includes many walks and bridleways, as well as vast areas of land in the ownership of the National Trust. Other facilities in the area include sailing on the South Coast, golf courses at Liphook and Hindhead and theatres at Guildford and Chichester.

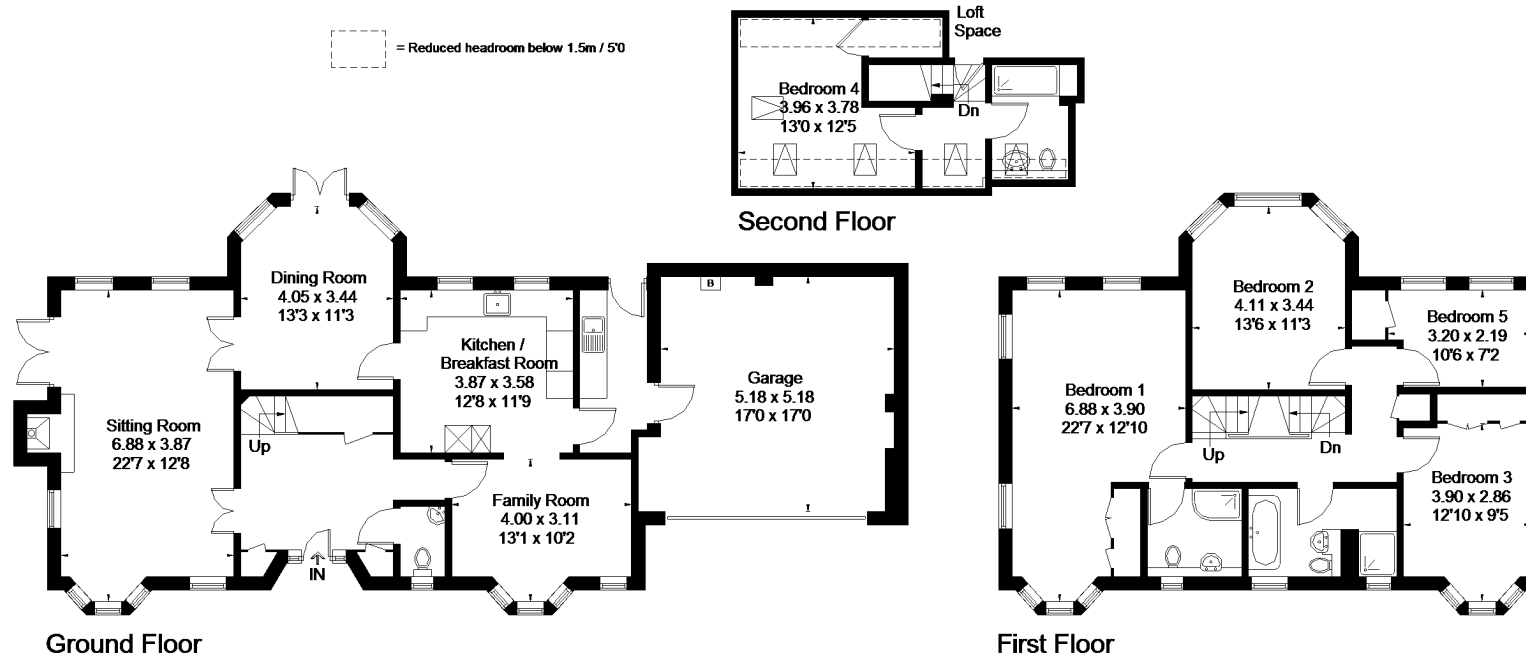
Additional Information

LOCAL AUTHORITY: Waverley Borough Council.



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Approximate Gross Internal Area = 222.9 sq m / 2399 sq ft
(Including Garage)



FLOORPLANZ © 2017 0203 9056099 Ref: 185645

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.

