



Haslemere

Guide Price

£1,500,000



warren  
powell-richards



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Wealden Edge, Square Drive, Haslemere, GU27 3LP

Set in a private road a magnificent contemporary home enjoying a south westerly panorama at the rear, offering stunning family accommodation with an abundance of parking, all set in grounds of approximately 1.3 Acres yet minutes from Haslemere Station and High Street.

- **SPECTACULAR SOUTH WESTERLY VIEWS**
- **CONTEMPORARY STYLING**
- **WONDERFUL OPEN PLAN ENTERTAINING**
- **30' SITTING ROOM WITH LOG BURNER**
- **STUNNING KITCHEN WITH APPLIANCES**
- **24' MASTER BEDROOM SUITE**
- **DOUBLE GARAGE WITH ROOM ABOVE**
- **SWEEPING LAWN TO THE FRONT**
- **PLENTY OF PARKING**

**HASLEMERE** Is situated on the Surrey/Sussex/Hampshire borders. It has excellent road (44 miles via the nearby A3) and rail links (Waterloo approximately 55 minutes) to London and Heathrow and Gatwick Airports (via the A3/M25) are approximately 40 miles away with Portsmouth and the south coast being just over 20 miles distant. The town is protected by the hills of Hindhead, Blackdown and Marley, the majority of which is National Trust owned. Haslemere provides day-to-day shopping facilities (including Waitrose and a Marks & Spencer Food Hall) along with many boutique and specialist shops, a variety of bars, restaurants and coffee houses, the award winning Haslemere Educational Museum, churches of the principal denominations and an excellent range of schooling, both state and private. The Herons and The Edge leisure centres offer a wide selection of recreational facilities and golf can be enjoyed nearby at Liphook, Hindhead and Chiddingfold. The Georgian Hotel and Lythe Hill Hotel provide spa facilities in the Town and Champneys Forest Mere and Grayshott Spa are nearby. For more information please go to [www.haslemere.com](http://www.haslemere.com).

**THE PROPERTY** occupies a fabulous location, being approached through electronic wrought iron gates with a long sweeping drive, leading to an abundance of parking and a detached double garage with electronic roller doors and hobbies room a above. A video phone entry system controls the gated access. Upon entering through the continental style front door you quickly realise this is no ordinary home. There is extensive use of large floor tiles throughout the main thoroughfares with carpeting to the sitting room and bedrooms. The accent for the doors is Walnut with brushed aluminium door furniture, complimented by contemporary styling throughout.

The reception area is open plan with definite zoned areas taking full advantage of the outlook to both the front and rear of the property. The 'L' shaped sitting room with roof lantern at one end enjoys the panorama across the Sussex Weald, as well as two sets of bi-fold doors leading onto the immense full width terrace, log burner with feature chimney breast and positioning for a large screen television. The dining area is some 19' in length with fixed mirrors at either end and Walnut wine racks. Linking the dining room to the kitchen/breakfast room is a bar unit with Walnut and gloss cupboards, mirror with pelmet lighting, sink and wine cooler unit. The kitchen/breakfast room looks both out the front and takes in the panorama with bi-fold doors leading out onto the terrace. There is floor to ceiling Walnut and gloss units at one end with integrated twin ovens (one with grill), plate warming drawers, microwave, coffee machine and larder fridge with freezer. The central island unit with its quartz top has deep soft close drawers on both sides (one with cutlery slide), a waste caddy, integrated dish washer, five ring induction hob with downdraft extractor, pull up power multi socket, sink with flexi swan neck tap and at one end a Walnut circular eating area with curved cupboard under.

The master bedroom is a fabulous space having both the panorama but also a distinct sitting area with glazed roof lantern and bi-fold doors that lead out on to the terrace. The fully tiled en suite has been carefully detailed and comprises a walk in shower with deluge and hand hold heads with glass screen, floating wash hand basin with drawer under, WC with concealed cistern, panelled bath and heated towel rail. The double aspect guest suite has a fully tiled en suite shower room comprising a WC with concealed cistern, large walk in shower with glass screen, floating wash hand basin with drawer under and heated towel rail. There is similarly equipped shower room, a large utility/boot room with range of cupboards, sink, appliance space, built in tall larder freezer and a boiler room. Stairs lead to an 'L' shaped galleried landing which could lend itself to a study area with a couple of steps leading into a bonus room that could be used as a hobbies room or occasional bedroom as the ceilings are sloping. With the utility room having a door to the outside this part of the property would lend it self to a teenagers end of the home or au pair suite.

The first floor is accessed via steps from the reception hall which lead to a small landing, off which bedrooms three and four are found. Both rooms have amazing far reaching views and with one bedroom having the benefit of an en suite shower room equipped along similar lines as the others.

**GARDENS** The front garden is laid to a swathe of undulating lawn, edged by stone filled gabions edging the illuminated sweeping driveway on one side, with a range of shrubs, plants and trees along the other borders. Across the rear of the property, edged by lawn and taking full advantage of the panorama, is a full width terrace ideal for outside entertaining and this links to the inside of the property via a selection of bi-fold doors. Sleeper steps lead to a lower level of lawn and between this and the terrace is a bank with stocked sloping beds. The grounds do provide a fabulous setting for this unique property.

**SERVICES** All mains services are connected.

**AGENTS NOTE** Planning also exists SDNP/15/03062/FUL for a replacement dwelling

**TENURE**  
Freehold

**LOCAL AUTHORITY** Chichester District Council Tax Band G

**EPC RATING** C

#### **DIRECTIONS**

From the Southern end of Haslemere High Street (Town Hall) bear round to the right into Lower Street and bear sharp left up Shepherds Hill (signposted

Midhurst A286). Continue along this road for approximately two miles passing through Kingsley Green, begin to climb the hill in front of you and Square Drive is the second turning on the left hand side, just at the brow of the hill. Proceed along Square drive for approximately one third of a mile, continuing just beyond the point where the road forks down to the left and Wealden edge will be found on the right hand side and is approached through a pair of wrought iron gates.

#### **VIEWINGS**

Strictly by confirmed appointment with the Joint Sole Agents

**Keats Haslemere**  
**Warren Powell Richards**

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AMAH 18/01/2018

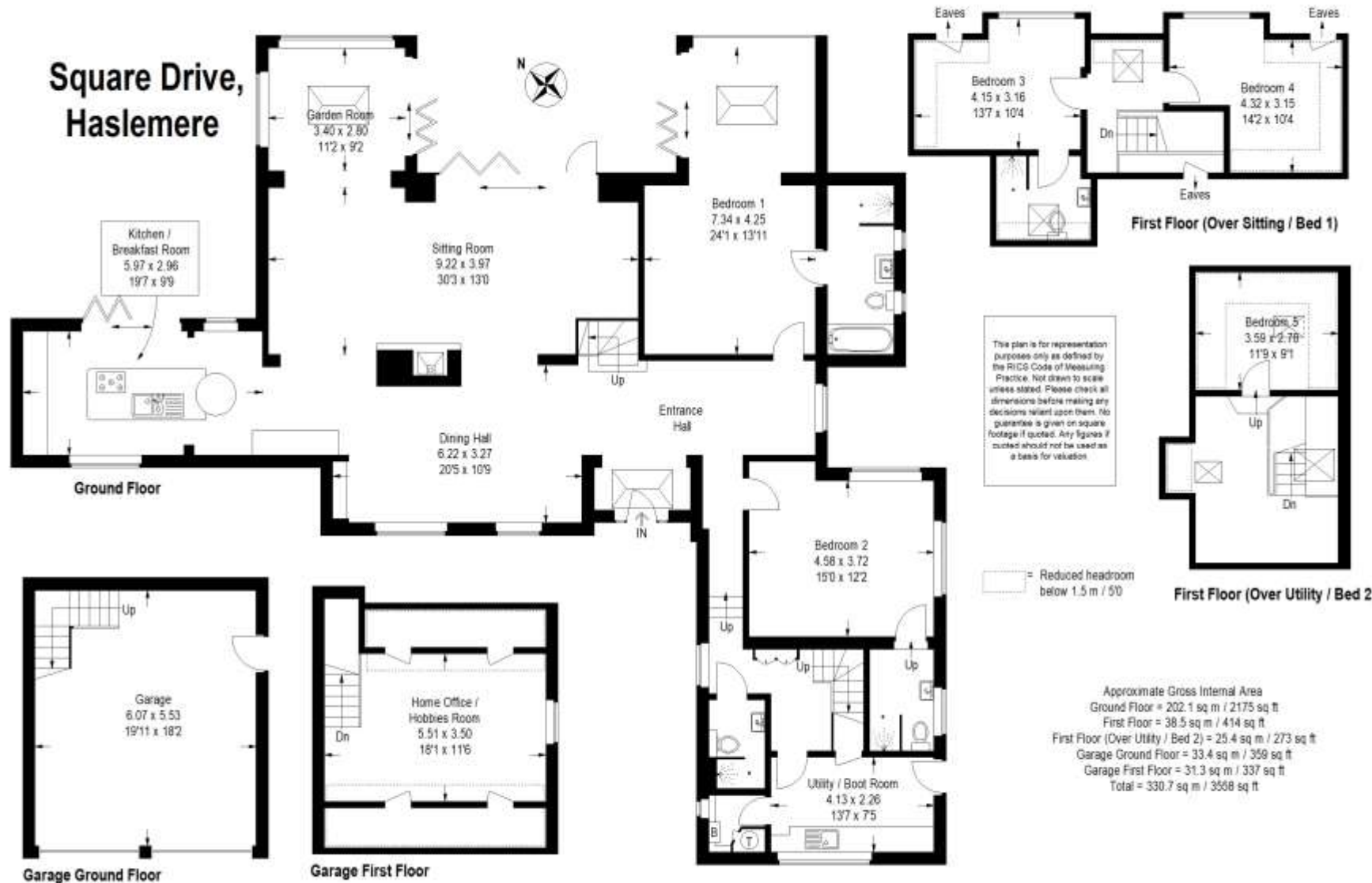








# Square Drive, Haslemere



## AGENTS NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings.

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.



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