



Lea Cottage

ROUNDHURST HASLEMERE SURREY GU27 3BN

CLARKE  GAMMON
WELLERS

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IMPRESSIVE CONTEMPORARY HOUSE, STYLISHLY PRESENTED OCCUPYING A SUPERB RURAL LOCATION WITH PANORAMIC VIEWS OVER ADJOINING FIELDS TO THE COUNTRYSIDE BEYOND.

Lea Cottage is a stylish deceptively spacious country house cleverly designed to take advantage of its glorious rural location with light and airy accommodation. The principal living space is linked by bi-fold doors by an impressive south facing sun deck. A unique feature is the open plan lower living area offering a multitude of options extending to 1516 sq ft with living/playing/studying/entertaining space and bedroom suite. There are four adaptable cottage style bedrooms and two bathrooms; one of which is en-suite. The whole is built to a very high standard with use of stone, granite, oak and underfloor heating throughout.

- Superb contemporary country house
- Adaptable accommodation ideal for entertaining
- Reception hall | Cloakroom
- Living room with adjoining sun terrace
- Stylish kitchen/dining room
- Spacious family room with lantern roof
- Lower ground floor living space (1516 sq ft)
- Five bedrooms | Three bathrooms (two en-suite)
- Utility room | Garage
- Beautiful landscaped gardens of about half an acre with breathtaking views

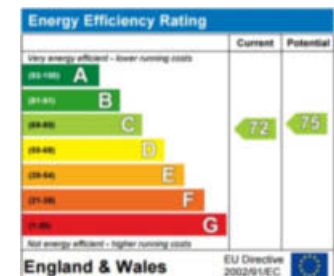
HASLEMERE

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GARDENS AND GROUNDS

A shingle driveway providing parking for eight to ten cars leads to the attached garage and the property. The gardens, which have been professionally landscaped, are found predominantly on the southern side of the house. There are manicured level lawns with well stocked borders having specimen shrubs and roses, offering a wealth of colour and contrast blending into the adjoining open farmland. There is an extensive sun terrace adjoining the property and a raised deck which enjoys privacy.

The grounds in all extend to about half an acre.

SITUATION

Lea Cottage occupies an established position in this highly desirable and truly wonderful rural setting. The house adjoins open farmland and the whole area is surrounded by acres of National Trust land including Blackdown where walking and riding can be enjoyed. Haslemere provides a comprehensive range of shops and amenities inc. Waitrose, M&S Food and Tesco. The main line station offers a fast and frequent service into Waterloo. The Georgian and Lythe Hill hotels have spas and the town offers a range of sports facilities with several quality golf courses close by. Polo can be enjoyed at Cowdray Park and horse racing and motor sports at Goodwood. There are excellent state and private schools in the area



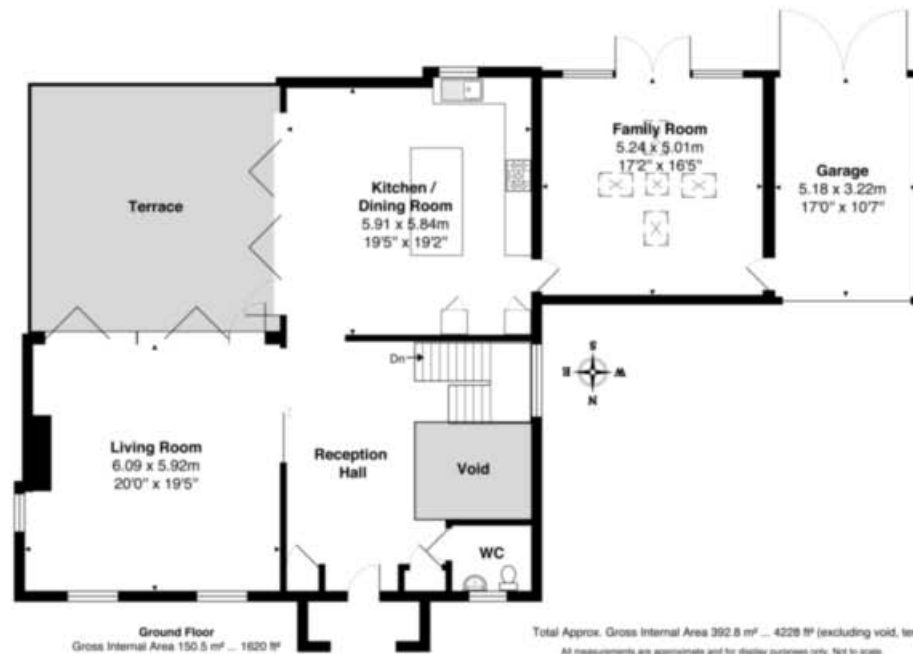
DIRECTIONS

From our office in Haslemere High Street leave the town via Petworth Road (B2131) looking for fork right after approximately 0.5 mile into Haste Hill. At the crossroads continue over into Tennysons Lane and continue for approximately 4 miles and upon entering Roundhurst, Lea Cottage will be found on the left hand side.

LOCAL AUTHORITY Chichester District Council. Tax Band G

SERVICES Mains electricity, water, private drainage, oil fired central heating

HASLEMERE HIGH STREET 3 miles
HASLEMERE MAIN LINE STATION 3.5 miles
(London Waterloo under the hour)
A3 ACCESS AT HINDHEAD 7 miles
GOODWOOD RACECOURSE 19 miles
CHICHESTER HARBOUR 22 miles
COWDRAY PARK POLO 6 miles



Total Approx. Gross Internal Area 392.8 m² ... 4228 ft² (excluding void, terrace)
All measurements are approximate and for display purposes only. Not to scale.



AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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