









## North & South

A character family home in an unrivalled rural position enjoying wonderful panoramic views



- ▶ Kitchen & separate utility room
- ▶ Breakfast room
- ▶ Sitting/Dining room
- ▶ Family room
- ▶ Master bedroom with en suite shower room
- ▶ 4 further bedrooms
- ▶ Additional en suite shower room
- ▶ Family bathroom
- ▶ Triple garage & separate single garage
- ▶ Delightful gardens

Secluded and accessible

A delightful family home in an amazing elevated situation being the penultimate house on a dead end lane, adjacent to National Trust and Forestry Commission land.

North & South is a substantial property, with superbly laid out well-lit and airy accommodation. In addition to the open plan living space on the ground floor is an area of decking approached from the family room via a pair of tri-fold doors and the breakfast room by French doors. On the first floor charming and superbly presented bedroom accommodation benefits from a family bathroom and two ensuite shower rooms.

Outside the paved drive provides access to the substantial timber triple garage which has a room on the first floor running the length of the building. Gardens and grounds surround the house and extend to just under an acre with a number of outbuildings.













Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Location

North & South occupies an idyllic position approached via country lanes with numerous footpaths and bridleways leading up onto the lovely surrounding countryside. The neighbouring pretty villages of Brook and Thursley each provide favoured pubs and restaurants with their village cricket greens, whilst more comprehensive local amenities can be found at Milford, Godalming and Haslemere. The nearest mainline station is at Witley, serving Waterloo in about 55 minutes, although Haslemere provides an excellent alternative service, again to Waterloo in around 49 minutes. A wide choice of schools are in the immediate vicinity and for those commuting by road the A3 London/Portsmouth Road is also readily accessible for London and the South Coast.

Godalming 7 miles, Haslemere 5.5 miles, Farnham 13 miles, Guildford 14 miles

(All distances and times are approximate)

## Directions

From our office in Haslemere High Street proceed along the A286 through Grayswood for 3.1 miles until entering Brook. Turn immediately left into Park Lane at the crossroads at the brow of the hill. Continue along Park Lane for 1.4 miles bearing left onto Rutton Hill Road. After a further 250 yards, continue straight into High Button and the property will be found approximately 1/2 mile along on the right.





