



## 4 Stotley Rise

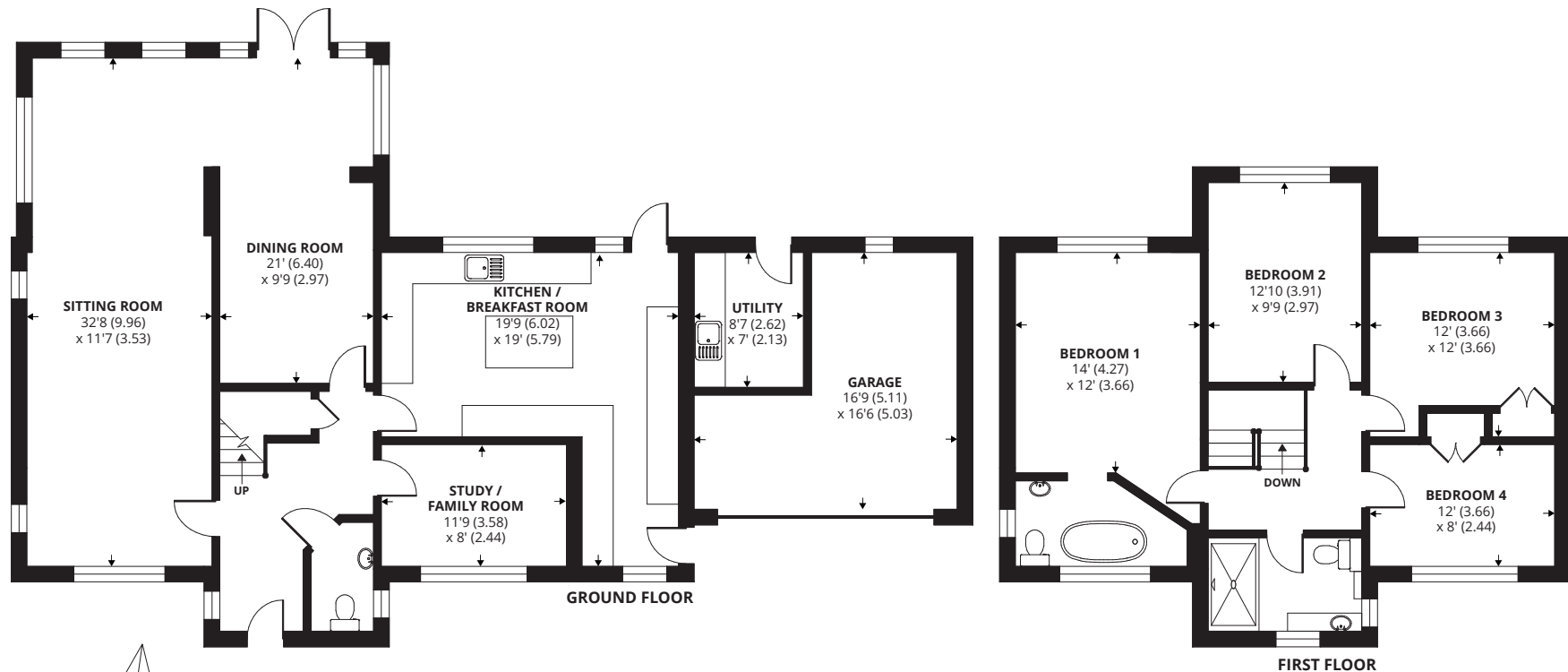
A sensational extended four bedroom detached family home that has been updated to the current owners exacting standards



- ▶ **Stunning Detached Family Home**
- ▶ **Four Bedrooms**
- ▶ **Interconnecting Reception Rooms**
- ▶ **Beautiful Re-Fitted Kitchen/Breakfast Room**
- ▶ **Luxury Re-Fitted Shower Room & En-Suite Bathroom**
- ▶ **Study/Family Room**
- ▶ **Utility Room & Downstairs W.C.**
- ▶ **Driveway, Garage & Summer House**
- ▶ **Southerly Aspect Rear Garden**
- ▶ **Highly Popular Location**

Primely positioned in this peaceful residential location this superb extended home has been beautiful maintained and updated by its current owners and provides a great family home. The accommodation has a bright, warm and welcoming feel and consists of a generous entrance hall with oak wooden flooring that continues throughout the ground floor. From here doors lead to a triple aspect living room with feature fireplace and this room flows through to the dining room with French doors to the rear garden. Off the hall there is also a study/family room and cloakroom and access to the kitchen/ breakfast room that has been beautifully refitted with a central island, making this room the ideal family hub of the home. From the garden there is access to the utility room that completes the ground floor accommodation. Upstairs, a decent sized landing leads to four delightful bedrooms with the master bedroom having a lovely view over the rear garden and its own luxury 'boutique style' en-suite bathroom. There is also a sleek and re-fitted family shower room. The gardens are another feature of this home with the front garden providing a driveway with ample parking and lawned areas with raised shrub flower beds. The rear garden offers a southerly aspect with an expansive sandstone patio that is a great entertaining space, this leads onto a predominately lawned garden with various shrubs and trees, offering a good level of seclusion. There is also a recently installed summer house. The garage has been split to make space for the utility room but still has ample room for a car and further storage.





## 4 Stroatley Rise, Haslemere

**APPROX. GROSS INTERNAL FLOOR AREA 2228 SQ FT 206.9 SQ METRES (INCLUDES GARAGE)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Henry Adams REF : 195168

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

Situated in a prestigious and popular road with a lovely rural ambience, the house is conveniently located for Haslemere's facilities, especially the station which provides a fast service to London Waterloo in around 49 minutes. There is direct access to some lovely countryside including Hindhead Common, Gibbett Hill and the Devil's Punchbowl for walks. Haslemere is an attractive town with a good range of independent shops, boutiques, restaurants and coffee houses. There are excellent schools locally for all ages and good road links to London and the south coast and popular golf courses in Hindhead and Liphook.

Haslemere Station 0.9 mile via footpath and road, 1.1 miles by road.

## Directions

From our office in Haslemere High Street proceed south to the Clock Tower and bear right into Lower Street. Continue past the station and under the bridge and after about 300 yards turn right into St Christophers Green. Continue over Farnham Lane into Bunch Lane and after approximately 1/2 mile the turning to Stotley Rise will be found on your left. Continue along the road and the property will be found a short way along on the left.

