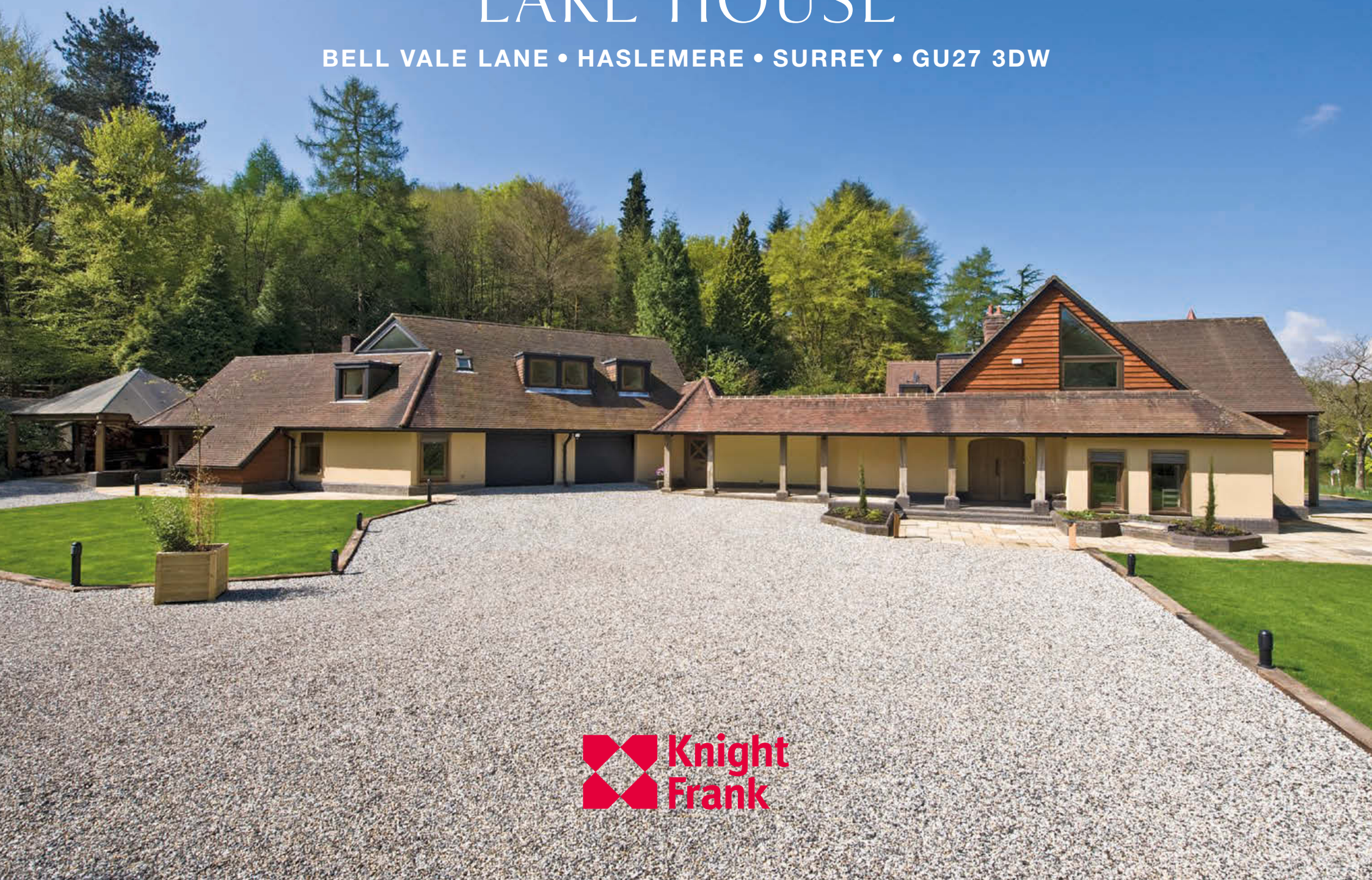


# LAKE HOUSE

BELL VALE LANE • HASLEMERE • SURREY • GU27 3DW



# LAKE HOUSE

**BELL VALE LANE • HASLEMERE • SURREY • GU27 3DW**

*A modern and eclectic mix of styles, extending to over 12,000 sq. ft.  
in a spectacular lakeside setting*

Entrance hall • Kitchen • Breakfast room • Dining room • Sitting room  
TV room • Conservatory • Wine cellar • Family room • Study with shower room • Games room • WC

Master bedroom with en-suite bathroom • Six bedrooms, three of which are en suite and two further bathrooms

Self-contained one bedroom flat with bathroom • Utility room and WC  
Double garage • Workshop • Carport • Four store rooms • Two large lakes

**Landscaped Gardens and Grounds totalling 33.868 acres**



**Knight Frank LLP**

1 West Street, Haslemere  
Surrey GU27 2AB

Tel: +44 1428 770 560  
russell.grieve@knightfrank.com

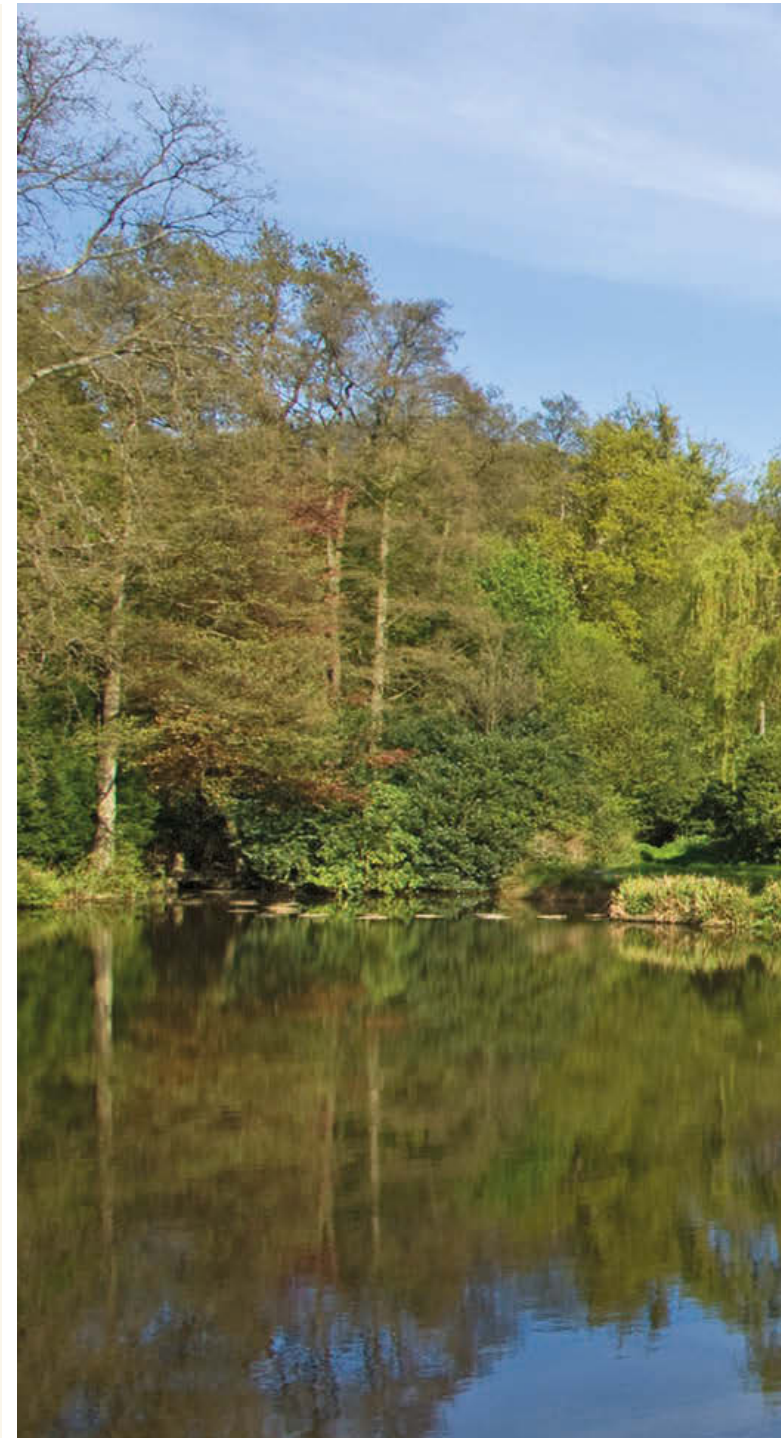
**Knight Frank LLP**

55 Baker Street,  
London W1U 8AN

Tel: +44 20 7861 1093  
oliver.rodbourne@knightfrank.com

[www.knightfrank.co.uk](http://www.knightfrank.co.uk)

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.





## Lake House

Situated off a semi-rural country lane, a short distance to the south of the historic town of Haslemere, Lake House has been cleverly designed to take full advantage of its spectacular, secluded and wonderfully peaceful lakeside setting. The property provides beautifully appointed family accommodation which is also ideally suited to entertaining on a grand scale. The grounds total 33.868 acres with 7 acres of formal gardens and lakes and a further 26.868 acres of amenity land and woodland.

## Situation

Lake House is situated in a private and quiet location on Bell Vale Lane, one of the most sought-after roads in Haslemere. This location provides the most wonderful rural surroundings whilst having the convenience of the town and the mainline station just a short drive away. These can also be accessed on foot via a byway near the property.



The town offers excellent shopping facilities for day-to-day needs, a choice of restaurants, pubs, coffee shops, along with a tennis club and the Haslemere Leisure Centre. The mainline train station provides services into London Waterloo in approximately 56 minutes. More comprehensive shopping facilities are available in the nearby towns of Godalming and Guildford which are easily accessed via the A286 and the A3.



There is an exceptional choice of schools in the area including The Royal Senior School and St. Ives in Haslemere, St Edmund's, The Royal Junior School and Amesbury at Hindhead as well as Brookham and Highfield in Liphook. Other schools include Charterhouse at Godalming, Barrow Hills and King Edward's at Witley and Cranleigh School slightly further afield.



Communications are excellent, with London approximately 45 miles away and the A3 at Hindhead and Milford providing access to the south coast, the M25 and Gatwick, Heathrow and Southampton airports.



Sporting facilities include golf at Hindhead Common, Hankley Common, Liphook and Chiddingfold, racing at Goodwood and Fontwell, Polo at Cowdray Park and sailing at Frensham Ponds and off the south coast of Chichester.



Lake House also has the benefit of being just a few moment's walk from Blackdown, an area of approximately 965 acres ancient woodland owned by the National Trust, which provides excellent walks and rides as well as stunning views over West Sussex and Surrey.



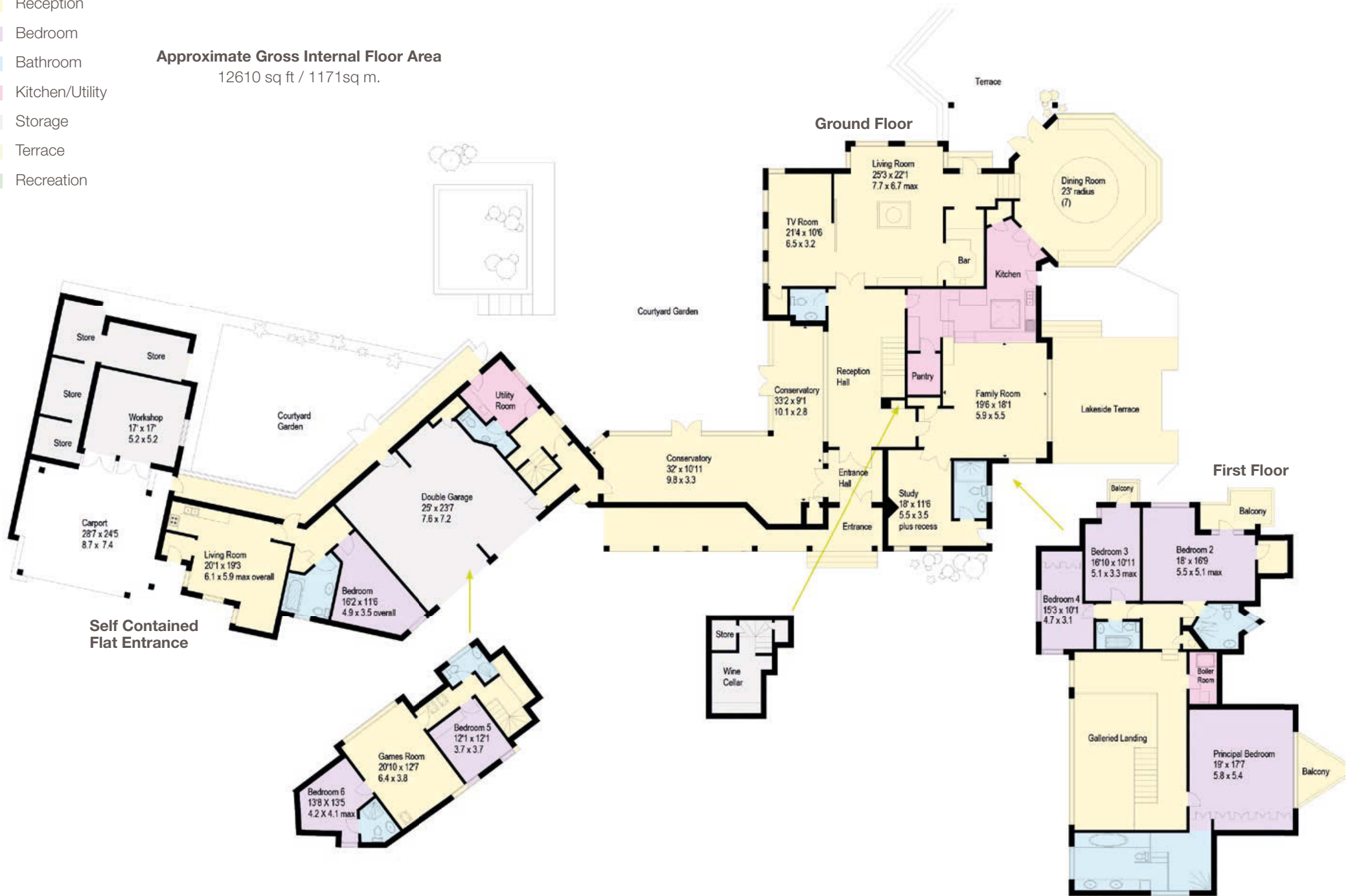






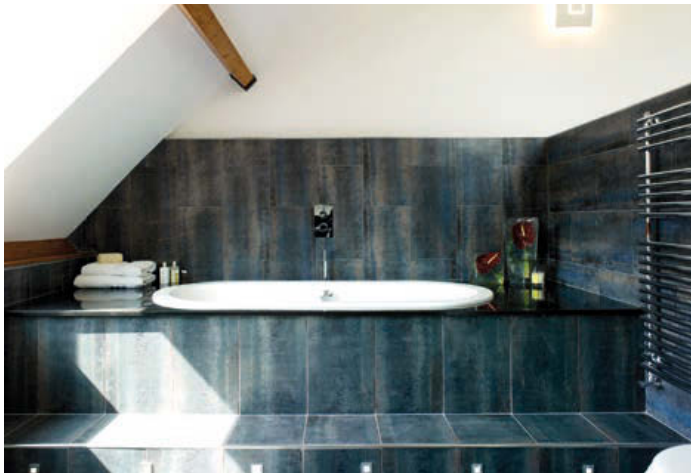
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

**Approximate Gross Internal Floor Area**  
12610 sq ft / 1171sq m.



This plan is for layout guidance only. 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.









Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. ES100017767."

**Important Notice:** Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Photographs: 2009 Particulars: November 2016 Kingfisher Print and Design. 01803 867087.



## Directions

From our office in Haslemere, proceed up the High Street turning right at the Old Town Hall and take the left turn into Shepherds Hill (A286 Midurst Road). Continue along this road, round the sharp left hand bend and take the left into Bell Vale Lane. Continue along the lane and take the right turn signposted to Lake House where the entrance gates will be found at the very end of the lane.

## Local Authority

Chichester District Council - 01243 785166

## Fixtures and fittings

Only those mentioned in these sales particular are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

## Services

Mains water, electricity and gas.  
Private drainage.





 Knight  
Frank