

# HILL FARM

CAMELSDALE ROAD • HASLEMERE











# HILL FARM

## CAMELSDALE ROAD • HASLEMERE

*A substantial family house in a private setting on the edge of Haslemere town*

Haslemere station - 1.2 miles (London Waterloo from 52 minutes)

Haslemere high street - 1.4 miles • Milford (A3) - 8 miles

Guildford - 16 miles • London - 48 miles

(Distances and times are approximate)

### Accommodation

#### Lot 1

Formal entrance hallway • Drawing room • Dining room • Kitchen/breakfast/family room • Sitting room • Study  
China room • Utility room • Drying room • Wine Cellar • Two cloakrooms

Master bedroom with dressing room and en suite bathroom • Five further bedrooms  
Two family bathrooms • Trunk room

Integral triple garage • Swimming pool • Tennis court • Paddocks • Formal gardens

Gardens and grounds in all approximately 12.92 acres

#### Lot 2

Additional land of approximately 8.69 acres • Barn

**Knight Frank LLP**  
1 West Street, Haslemere  
Surrey GU27 2AB  
Tel: +44 1428 770 560  
haslemere@knightfrank.com



**Knight Frank LLP**  
2 – 3 Eastgate Court, High Street  
Guildford GU1 3DE  
Tel: +44 1483 565 171  
nigel.mitchell@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.



## Situation

Hill Farm occupies an enviable elevated and private position on the edge of Haslemere town. This location provides the most wonderful rural feeling whilst having the convenience of the town and mainline station just a short drive away.



The town offers excellent shopping facilities for day-to-day needs, a choice of restaurants, pubs and coffee shops, as well as 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 at Chichester.



Hill Farm also has the benefit of being just a few moments' walk from Marley Common, which provides excellent walks and rides as well as stunning views over West Sussex and Surrey.









## Hill Farm

The property is believed to date back to 1923, and has been significantly reconfigured and modernised by the current owners providing over 8,000 square feet of living accommodation over three floors, with the layout and flow perfectly fitting the needs of the modern family. Hill Farm offers some exceptional family spaces, of particular note being the vaulted drawing room with a grand open fireplace to the rear and the stunning dining room with beautiful oak parquet floor with china store and wine cellar beyond, making a wonderful space for formal entertaining.

The entrance hallway of the property is also a real feature, being a size befitting a significant Edwardian country house, and giving a real sense of arrival when entering, with oak herringboned floor running through this space and into the study. The real hub of the house, however, is the western elevation, where the current owners have incorporated many smaller rooms into an exceptional kitchen/breakfast/family space with a beautiful bespoke kitchen and four-oven Aga at its heart. This space benefits from beautiful stone flooring and runs directly into the family/sitting room with its woodburner making an exceptional space. The kitchen/breakfast room and sitting room both have double doors which lead directly to the rear of the property (south facing) and onto the sun terraces surrounding the outdoor heated swimming pool, which with its mature green screen occupies a position of great privacy and makes a wonderful space for entertaining during the summer months.















## Outside

Hill Farm is accessed directly off Camelsdale Road via timber electric gates, and leads up a sweeping private driveway towards the top of the hill where the property can be found. This driveway runs through parkland gardens with some exceptional mature specimen trees, a belt of woodland and mature planted red ornamental rhododendrons. The area immediately to the front of the house provides parking for numerous cars, while the property also benefits from an integral treble garage allowing for convenient storage of vehicles during the winter months.

The area to the west and beyond the house features the beautiful formal gardens incorporating a pond with bridge, flat lawns and further mature rhododendrons and some exceptional trees. Beyond the swimming pool to the rear of the house, the land rises away from the house and leads, via a terraced bank, to an area of flat grassland at the top of the hill, where the tennis court can be found.





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

**Approximate Gross Internal Floor Area**

6,467 sq ft / 600 sq m  
 Garage = 698 sq ft / 65 sq m  
 Total = 7,165 sq ft / 665 sq m







## Services

We are advised by our clients that the property has mains water, electricity, drainage and gas-fired central heating.

## Viewings

All viewings are strictly by prior appointment only with the sole selling agent.

## Local Authority

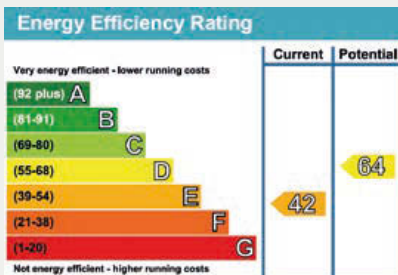
Chichester District Council – Tel: 01243 785 166

## Fixtures and fittings

Only those mentioned in these sales particulars 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.

## Directions (GU27 3SG)

From Guildford, take the A3 southbound, and after about 7 miles bear left at the Milford exit. Continue into Milford and follow the signs for Haslemere (A286). Upon entering Haslemere, at the top of the High Street, bear right, passing the town hall and take the second left, signposted Midhurst (A286). Follow this road for about 1 mile, and turn right immediately on a sharp left hand bend. Follow this road for approximately 200m, after which bear left (it will actually lead you straight on), and then immediately left again at a sign for Hill Farm.



**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: April & June 2013 & October 2016 Particulars: September 2016 Kingfisher Print and Design. 01803 867087.







 Knight  
Frank