

CEDARWOOD

HASLEMERE • GU27



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Reception hall • Sitting room • Dining room
Kitchen/breakfast room • Snug • Pantry • Cloakroom

Four double bedrooms • En suite bathroom • Family
bathroom

- Basement: Home cinema, entertainment area and
bar/kitchen • Double guest bedroom
- Bathroom • Utility • Walk-in storage room

- Annexe: Hot tub, sauna, shower room • Large upstairs
room • Triple car barn

In all about 0.3 of an acre

- Haslemere high street - 2.2 miles
 - Haslemere mainline station - 1.6 miles
(London Waterloo - 56 minutes)
 - Guildford - 17.5 miles
 - London - 47 miles
- (All distances are approximate)

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 text.





Cedarwood

This imposing family home built in the Wealden hall house style, and finished to the very highest of standards, boasts a wealth of bespoke joinery, a hand-built kitchen, and solid oak window frames, doors and staircase. In addition there is underfloor heating throughout the ground and basement. Cedarwood defines open-plan living with wide hallways and spacious rooms seamlessly linking together – perfect for entertaining – with the heart of the house being the kitchen / breakfast room with a superb flagstone floor, a substantial central island, and a generously-sized snug. From the kitchen, there are double French doors to the sun terrace and garden room beyond. Accessible via the kitchen, or from a rear door from the outside is a basement of approximately 2,000 square feet featuring a cinema area, recreation space and additional guest accommodation. To the first floor is a spacious landing leading to four double bedrooms, each enhanced with oak beams, which are integral to the architecture of the house, bringing individuality to each.

The Annexe

Located immediately to the north of the main house, the property benefits from a beautiful newly-built barn style building, which houses garaging for three cars as well as a guest flat, incorporating a ground floor room with hot tub, sauna and bathroom and a room above. This makes excellent ancillary space, either for visiting relatives or an au pair.

Gardens and Grounds

Cedarwood is accessed via electric gates off Marley Lane, with plentiful parking either on a generous gravel driveway or under the triple car barn. To the front of the property is a flat green lawn, with a higher grass terrace above, which wraps the property providing additional privacy from the lane. To the rear, are a large sun terrace with pizza oven, and a cedar shingle roofed garden room with log-burning stove. To the rear of the annexe is a garden door, adjacent to which is a small kitchen garden accessible from the drive. Of particular note is the gate providing immediate access to Marley Common.



Situation

Cedarwood is set in a quiet position at the top end of Marley Lane with easy access to Haslemere Town and mainline station. For the commuter, Haslemere train station provides fast rail services direct to London Waterloo with the journey taking approximately 56 minutes. By road, the A3 can be accessed at either Hindhead or Milford providing access to the M25, and beyond to Heathrow and Gatwick airports.

Haslemere is well served educationally, with an excellent choice of schools in the area, including Camelsdale Primary School, The Royal Senior School and St Ives in Haslemere itself, St Edmund's, The Royal Junior School and Amesbury at Hindhead and Brookham and Highfield Schools in Liphook. Other schools in the area include Charterhouse in Godalming and Barrow Hills at Witley. Sporting facilities in the area include golf at Hindhead, Liphook and Chiddingfold, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester. Haslemere has the added benefit of being bounded to the south by Blackdown Park, an area of some 965 acres of ancient woodland owned by the National Trust, and home to some excellent walks and rides.





CEDARWOOD, MARLEY LANE HASLEMERE, GU27 3PZ

Directions (GU27 3PZ)

From Hindhead take the A287/Hindhead Road towards Haslemere for roughly 2 miles taking a right hand turn onto Church Road.

At the traffic lights take a right hand turn onto the B2131/Shottermill Road taking the first exit at the roundabout onto Camelsdale Road.

Shortly after take the first right hand turn onto Marley Lane, continue up the lane following it left as it branches into two and Cedarwood can be found about a third of a mile on the left hand side.

Services

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

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.

Local authority

Chichester District Council. Tel. 01243 785 166

