



High Pines  
Denbigh Road | Haslemere | Surrey | GU27 3AP

FINE & COUNTRY



# HIGH PINES

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*Fine and Country are proud to present this exquisite five-bedroom, three-bathroom home situated on a generous plot in the tranquil surroundings of Haslemere. Perfect for families and entertainers alike, this property boasts four reception rooms, a swimming pool, and two garden rooms, offering luxurious living in a quiet, residential setting.*





HIGH PINES





### Ground Floor

Upon entering the ground floor, you'll find a spacious living room that provides a bright and airy space perfect for relaxation and family gatherings. The office, ideal for those working from home, offers a quiet and productive environment. A second reception room, which can serve as a family room or playroom, adds versatility to the living space. The large open-plan kitchen dining room is designed with entertaining in mind, featuring modern appliances, ample storage, and a generously sized walk-in pantry. Adjacent to the kitchen is a utility room that provides additional storage and laundry facilities, as well as a downstairs cloakroom and side door.

### First Floor

On the first floor, the luxurious master bedroom suite includes an ensuite bathroom and a walk-in wardrobe, providing a private retreat. Four further spacious and well-lit bedrooms are perfect for family members or guests, and a modern and stylish family bathroom services these additional bedrooms.

















# Seller Insight

“The owners have cherished their home for almost 12 years, and it is clear why they fell in love with this traditional Surrey tile-hung detached house. “We loved the style and location of the property right by the recreation ground and close to town and station. We were looking for something that we could make our own for our growing family at the time,” they say.

Having updated and extended the house for modern living, the owners have made significant improvements, including a double-height extension, a complete reconfiguration of the layout, new windows and doors, and the addition of a swimming pool with complete landscaping. “We’ve added two garden rooms - including one which we use as a gym and games room,” they explain.

The property is ideally positioned, set back from the road and backing onto the recreation ground. “There is a gate out onto a footpath that takes you straight to town,” the owners share. The house is south-west facing, receiving sun all day, with evening sun gracing the loggia where the family enjoys relaxing.

Living in this community has been a joy for the owners. “There’s a lovely community feel on Denbigh Road, a mixture of young families and older couples. We have had street parties and really help each other out,” they say. Haslemere itself has everything one could possibly need, with excellent local amenities including schools, shops, transport links, places of interest, and community groups.

The owners highlight the garden and pool as standout features, perfect for family time together. “We love the garden and pool and the different reception rooms we have created downstairs,” they note. The sitting room with its log burner is a favourite in the winter, while the kitchen diner’s inside-outside flow and the loggia for evening drinks shine in the summer. “The breeze hut has been a favourite for outside dining,” they add.

Evenings with friends have been particularly memorable in this home. “We have had some lovely evenings with friends in the breeze hut, which has heating and electricity during the summer months, and the kitchen is a perfect spot for entertaining in the autumn and winter,” the owners describe.

When asked what they will miss most, the owners respond, “Everything!! We have loved living here and have brought up our two now teenagers in the house. We’re ready to move somewhere a little more rural now.” This home, filled with love, laughter, and memories, is ready for its next chapter with a new family to enjoy all it has to offer.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





































## Outside

The exterior of the property is equally impressive. A large driveway offers ample parking space for multiple vehicles, while the beautifully landscaped front garden provides a warm welcome to the property. The swimming pool is perfect for relaxation and entertaining during the warmer months, and two garden rooms offer versatile spaces ideal for use as a home office, gym, or additional living area.







## LOCATION

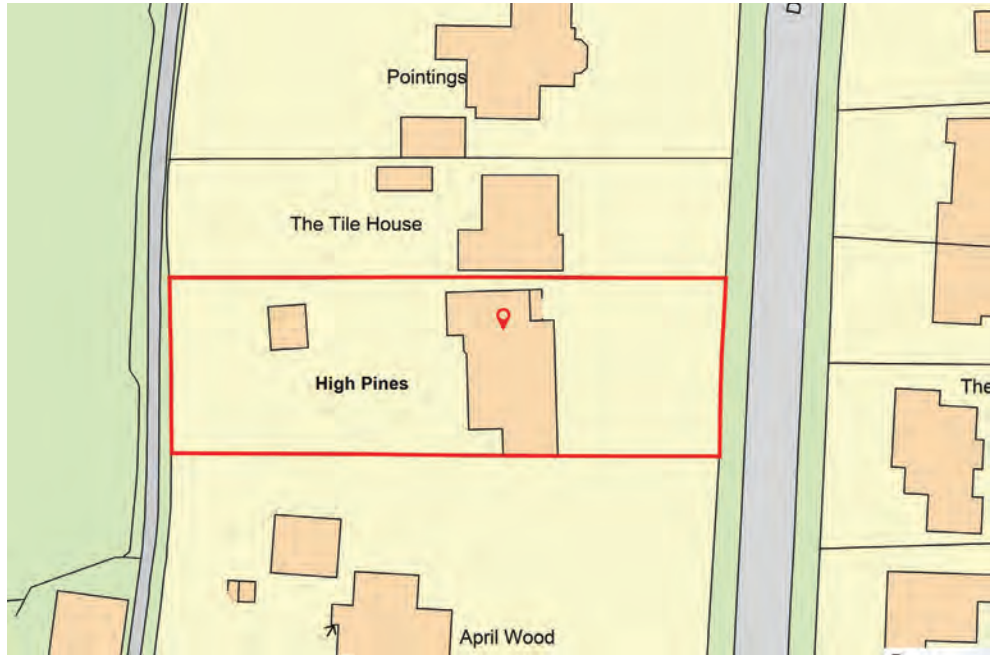
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Haslemere, nestled in the heart of Surrey, is a charming market town known for its picturesque countryside, rich history, and vibrant community. The town offers a range of amenities, including boutique shops, cozy cafes, and fine dining restaurants. Families will appreciate the excellent local schools and numerous parks. For those needing to commute, Haslemere boasts exceptional transport links, with a mainline train station providing swift access to London in under an hour, as well as convenient road connections to the A3 and M25. This idyllic town seamlessly blends rural tranquillity with modern convenience, making it a highly desirable place to live.









### Services, Utilities & Property Information

Utilities - Mains water supply, sewerage, gas and electricity

Heating - Gas central heating

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability – Ultrafast broadband (FTTP) is available in the area

Tenure – Freehold

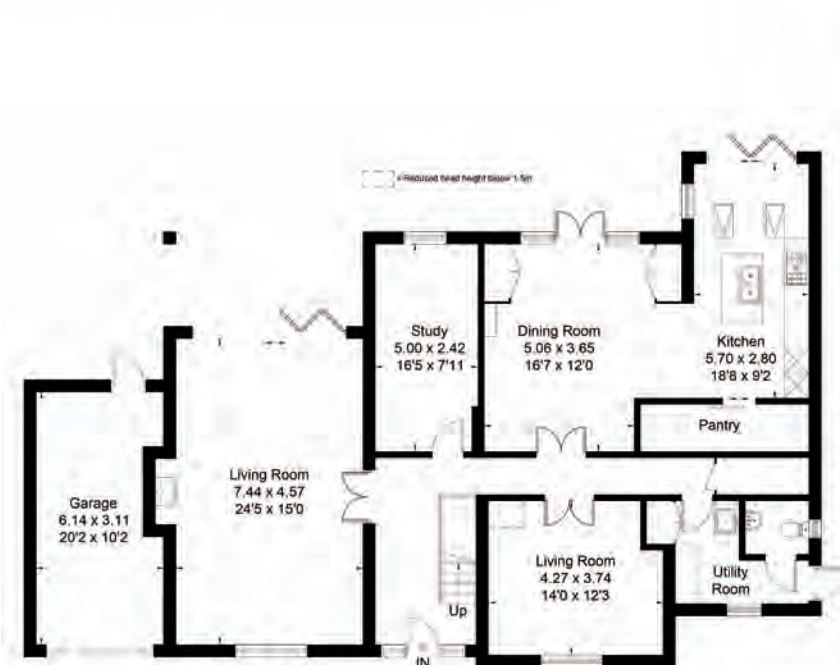
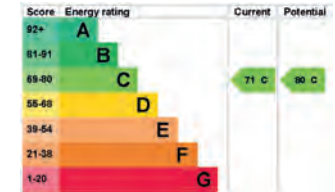
Local Authority: Waverley Borough Council

Council Tax Band: G

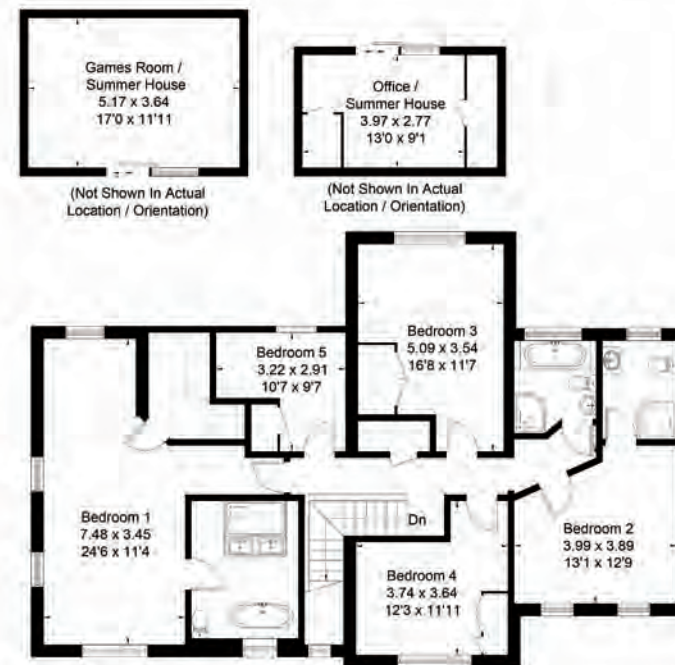




Approximate Floor Area = 263.9 sq m / 2840 sq ft  
 Outbuilding(s) = 49.9 sq m / 537 sq ft  
 Total = 313.8 sq m / 3377 sq ft (Including Garage)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #77133

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer.









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I have been working in property, both locally and internationally for over 20 years, giving me an in-depth and holistic knowledge of how the property market works. I understand the persistence and intricacies that are often required to enable a transaction to complete, especially at the luxury end of the market. I ensure that I lead my clients openly and conscientiously through this process, striving to exceed their expectations.

## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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