

THE PRIVATE OFFICE
REAL ESTATE

FRIDAY HOUSE

Square Drive, Haslemere



Friday House is an expansive family home, on a private road in the South Downs National Park. The ever popular Square Drive, whilst surrounded by countryside, is just 2.4 miles from the High Street, schools, station and amenities of Haslemere.

Presented in wonderful condition, with a full renovation recently carried out, this impressive property would make for an exceptional family home in a truly superb location.


FOUNDER AND CEO







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Friday House is a five bedroom family home, measuring just under 5,500sqft, situated on a 0.78 acre plot on the hugely desirable private road, Square Drive.

The home has been entirely renovated within the last 18 months, with significant works carried out throughout the home.

Laid across two floors, the entrance opens into a central entrance hall with games space, access to the gym/bonus room and access to the formal drawing room overlooking the rear gardens. The impressive Tom Howley kitchen is a particular feature, with a large central island, plentiful storage and seating, and access to a smaller family room.

A fully featured utility room, boot room, WC, study and plant room with two new boilers and manifold complete the ground floor. The ground floor benefits from underfloor heating, and the property has been refitted with high quality Residence 9 windows throughout.



To the first floor are five bedrooms, four of which are comfortable double bedrooms with en suite bathrooms, including the principal suite which also features a dressing area and sitting room. The fifth bedroom is serviced by a separate family bathroom.



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The rear garden is tiered and impressively landscaped, with separate lawned areas, multiple lighting options and a summer house with power.

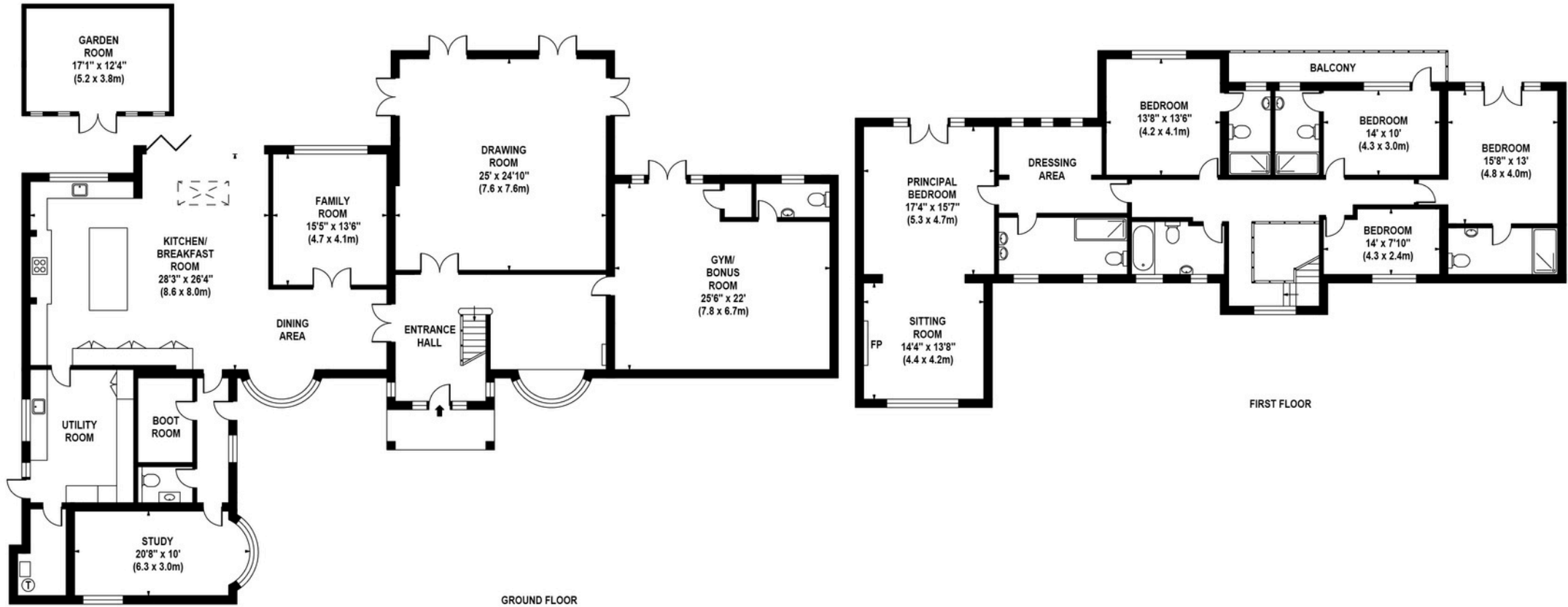
The central feature of the garden is the outdoor entertainment area, offering a bar, outdoor cooker, TV, speakers, heaters, koi pond and plentiful seating and entertainment space. The structure housing the entertainment area can be opened up almost entirely during the summer months.

To the front of the property is a private driveway and parking for multiple vehicles, with an electric gate to the front of the plot.





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GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 5257 SQ FT / 488 SQ M (MAIN HOUSE)
APPROX. GROSS INTERNAL FLOOR AREA 208 SQ FT / 19 SQ M (OUTBUILDING)
APPROX. GROSS INTERNAL FLOOR AREA 5465 SQ FT / 507 SQ M (TOTAL)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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Friday House, Square Drive, Haslemere, GU27 3LW

GUIDE PRICE £3,200,000

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FIXTURES AND FITTINGS All fixtures, fittings and furnishings i.e. curtains, light fittings and garden statuary etc. are expressly excluded from the sale, but some items may be made available by separate negotiations.

TENURE Freehold

VIEWINGS Strictly by appointment with the sole marketing agents The Private Office: Real Estate

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