



**Keats**  
independent estate agents

Inval, Haslemere

Guide Price

£1,275,000 Freehold



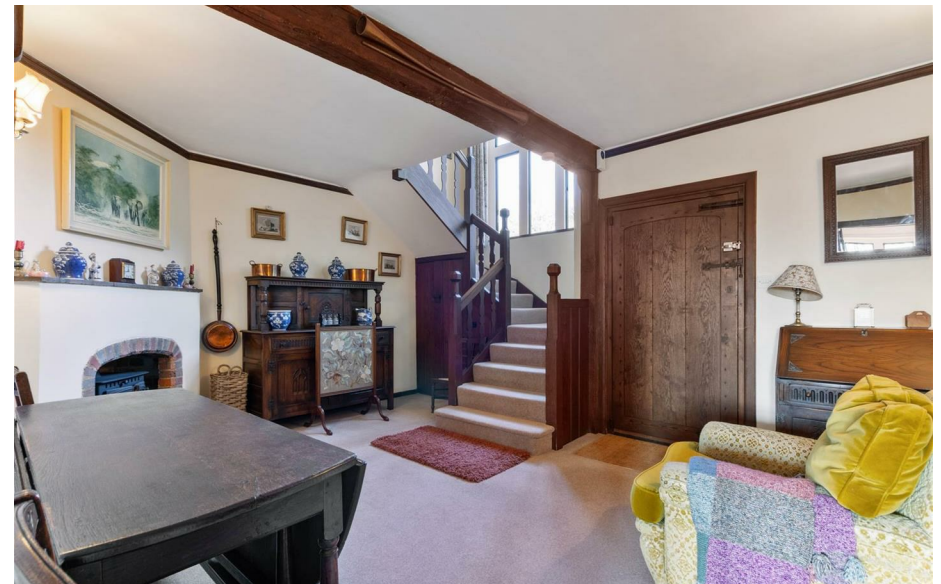


# Haslemere

Inval, Haslemere, Surrey, GU27 1AH

An outstanding attached country dwelling built in 1929 which is full of character and charm. There are four double bedrooms and two bathrooms as well as spacious downstairs accommodation. It is sited in an elevated position towards the rear of its plot of around 0.9 acre and is in within easy reach of Haslemere and its main line station.

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## THE PROPERTY

A covered entrance vestibule leads to a solid front door and the reception/dining hall. There is a corner fireplace with a wood burning stove and an easy rising stairs with understairs cupboard. The sitting room has southerly views over the front grounds via two double glazed leaded light windows and there is access onto the adjoining patio. There is a raised double doored look through to a flower room/utility room. A door from the reception hall opens to an inner hall with space for coats hanging and there is a downstairs cloakroom.

The kitchen/breakfast room is rear and side aspect and has a range of high level and base kitchen cupboards. Built in appliances include a double oven and a Stoves electric hob. There is a freestanding Boulter oil fired boiler. A walk in pantry divides the kitchen and the dining area and there is a boot room with outside door to the driveway. From the reception hall there are easy rising stairs to the first floor and alongside there is a three quarter size window which gives views over neighbouring fields and there is a good size first floor landing. The main bedroom suite is front and rear aspect with built in wardrobe and an ornate fireplace. There is an en-suite bathroom with side and rear aspects. The further two bedrooms are again doubles and both have excellent, raised southerly views over the grounds and woodlands beyond and have access to a long veranda. There is also a family bathroom on this level.

Further stairs lead to the second floor and doors open to the fourth double bedroom which again has lovely southerly views and there is a rear aspect study with a Velux window overlooking a neighbouring field and there is eaves storage.

## THE GROUNDS

Croft House East is sited in an elevated position and the gardens and grounds are predominantly to the front and side of the house. There are well kept lawns with spring flowers to the front which is interspersed by hedging and plant, shrub and flower beds. There is a detached brick built garage with pitched roof, two garden sheds and a greenhouse. These are adjoined by wide, raised kitchen garden beds and there is ample parking. A long drive meanders down to the bottom of the grounds and there is an orchard with apple, damson, quince and pear trees.

N.B. There is oil fired central heating and private drainage.





- Character, attached country dwelling
- Four Double Bedrooms arranged on three floors
- Sitting Room with open fire
- Reception Hall/Dining Area
- Kitchen/Breakfast Room
- Utility Room
- Two Bathrooms
- Southerly aspect plot of approximately 0.9 acre
- Elevate position with Views
- Easy reach of Town and MLS



**LOCAL AUTHORITY :** Waverley Borough Council

**TAX BAND :** G

**TENURE :** Freehold

#### **DIRECTIONS**

From our office in the High Street turn right at the Town Hall and continue straight past the railway station. Take the right turn after the bridge into Weydown Road. Continue along this road and at the junction at the top of the hill turn left onto Inval Hill. Continue straight over the junction with Bunch Lane into Inval and Croft House East will be found on the right hand side.

#### **VIEWINGS**

Strictly by confirmed appointment with the Agents

Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm









**HASLEMERE** is located on the borders of Surrey, Sussex, and Hampshire. It boasts excellent road access, with a distance of 44 miles to London via the nearby A3, and efficient rail links, allowing a quick 55-minute journey to Waterloo. The town is ideally positioned with access to the A3/M25 and it is only approximately 40 miles away from Heathrow, Gatwick, Portsmouth and the south coast just over 20 miles distant. Haslemere offers a picturesque setting and is shielded by the hills of Hindhead, Blackdown and Marley, the majority of which is owned by the National Trust. The town provides convenient day-to-day shopping amenities, including major retailers like Waitrose and a Marks & Spencer Food Hall. Additionally, there are numerous boutique and specialty shops, a variety of bars, restaurants, and coffee houses. Haslemere boasts the award-winning Haslemere Educational Museum and churches representing principal denominations. The town also offers a diverse range of schooling options, both state and private. For recreational activities, the Haslemere and The Edge leisure centres provide a wide selection of facilities, and golf enthusiasts can enjoy nearby courses in Liphook, Hindhead, and Chiddingfold. Accommodation options include The Coppa Club, Lythe Hill Hotel, and Champneys Forest Mere in nearby Liphook.







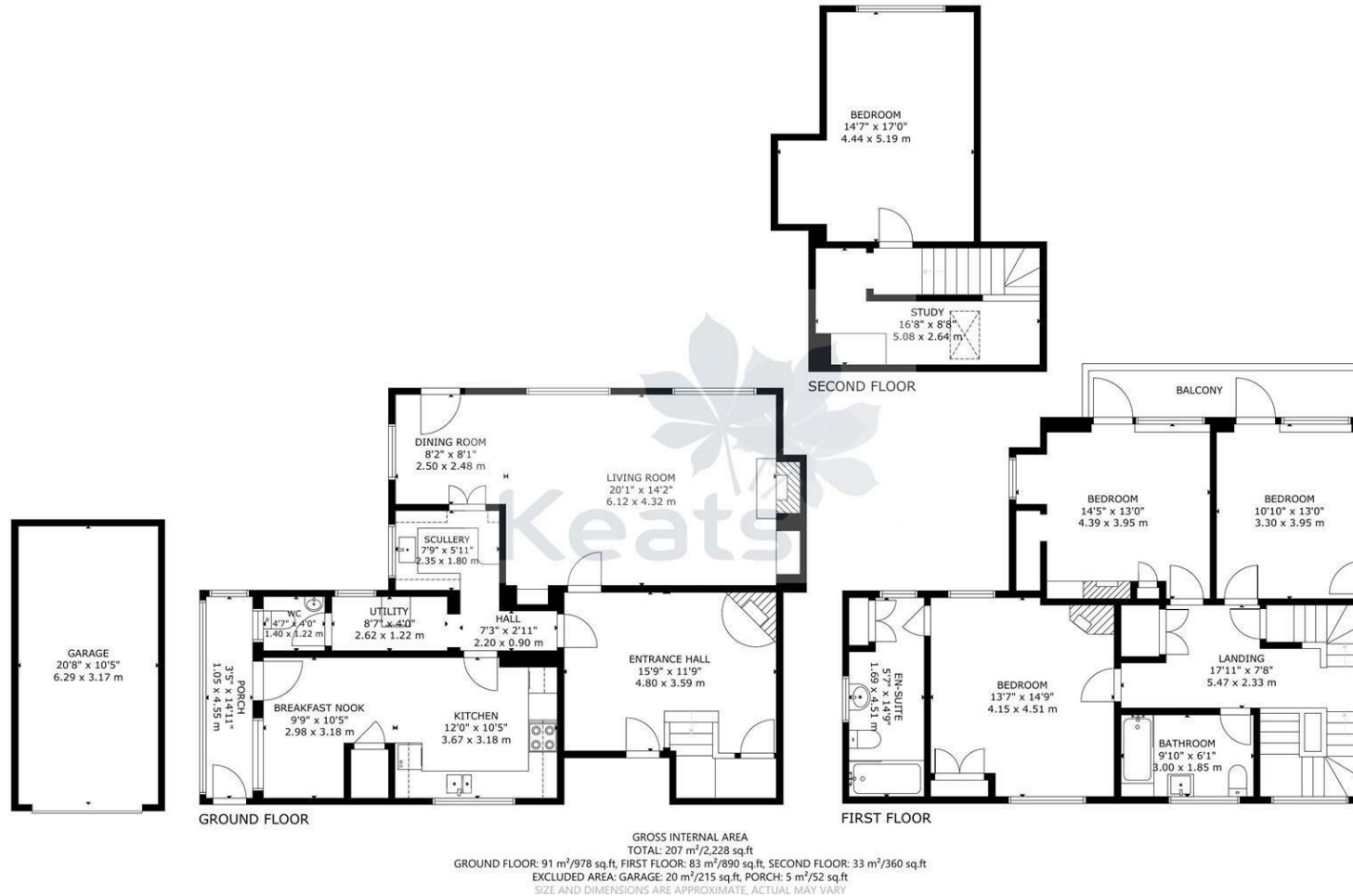
## AGENTS NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>	<b>38</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

