



Sandy Lane, Haslemere, Surrey
Guide Price £1,595,000

CLARKE  GAMMON
1919

Lakewood House

SANDY LANE HASLEMERE SURREY GU27 1QE

Guide Price £1,595,000 Freehold

An attractive, substantial and superbly presented detached property having flexible, well balanced accommodation, on the pretty semi rural fringes of Haslemere.

Lakewood House was originally built in the early 1970s and over time has been sympathetically enlarged and impressively modernised to create a substantial and beautifully finished family home of over 3,500 sq ft. As well as having large reception rooms there are five double bedrooms and three bath/shower rooms along with lower ground floor accommodation of bedroom and kitchen/sitting room ideal for guests. The stunning Neptune kitchen was fitted in 2019 and features an electric Mercury Aga, wine cooler, Quooker tap, Maytag fridge/freezer, waste disposal, Neff dishwasher, quartz work surfaces and island and porcelain tiling to the floor with underfloor heating. The dining area has a lovely outlook to the garden and wooded backdrop. The living room and family room have oak engineered flooring with the living room also having a fireplace, Aga woodburner and wide feature bay window. The study and family room are fitted with Neville Johnson cabinetry and completing the ground floor are a boot room, cloakroom and utility room.

The main bedroom has full width built-in wardrobes and a luxuriously appointed en-suite bath/shower room. The remaining four double bedrooms are complemented by a bathroom and shower room.

Lakewood House is set well back from and slightly elevated above Sandy Lane behind electric gates. The house is centrally located within its plot and primarily surrounded by lawns. The entrance porch is approached by a wide paved area which extends to the side of the house and rear garden where there is a full width patio perfect for outside dining and entertaining. The wooded backdrop to the garden is a lovely feature and provides privacy. Within the garden there is ample space to erect any garden outbuildings.

- **Substantial detached family home - 3,500 sq ft**
- **Lower ground floor guest accommodation**
- **Boot room, cloakroom and utility room**
- **Quiet, semi rural location**
- **Close to countryside**
- **Five double bedrooms, three bath/shower rooms**
- **Living room, family room and study**
- **Superb Neptune kitchen fitted in 2019**
- **Driveway with electric gates**
- **Gardens and grounds of approximately 0.3 acre**

CG HASLEMERE

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Local Authority: Waverley Borough Council Tax Band G

Services: Mains water, electricity and gas, private drainage









SITUATION

The property is located on the rural outskirts of Haslemere close to many acres of open countryside including the National Trust owned Hindhead Common and Devil's Punchbowl where walking and riding can be enjoyed. The Prince of Wales PH at Hammer Vale is nearby and the amenities in Camelsdale, which include Arnolds Garage/Convenience store and a popular junior school are just a short drive away, as is Weyhill where you will find Tesco and M & S Food. Haslemere town centre offers a comprehensive range of shops including Waitrose, Boots and Space NK, boutiques, restaurants, public houses and coffee bars including Costa. There are two sports centres; The Edge and Haslemere Leisure Centre along

with spa facilities at the Lythe Hill Hotel. There are excellent schools for all ages, both state and private in the area. Haslemere main line station has a fast service into London Waterloo from 50 minutes and the A3 can be joined at Hindhead giving connections to the M25, motorway network and south coast.




DIRECTIONS

From our office in Haslemere High St proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286). Continue for 0.75 mile and at the sharp left hand bend turn right & at the junction turn right again. Take the 1st left onto Camelsdale Rd and proceed to the roundabout taking the 1st exit. Turn right into Hammer Lane after 0.5 miles, continue over the bridge turning right almost immediately onto Sandy Lane where the property will be found on the right.

30th July 2024 PM/DR

Camelsdale 1 mile
 A3 access at Hindhead 1.5 miles
 Weyhill 1.7 miles
 Main line station 2.3 miles
 High Street and Town Centre 2.9 miles
 Liphook 3 miles

All distances approximate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

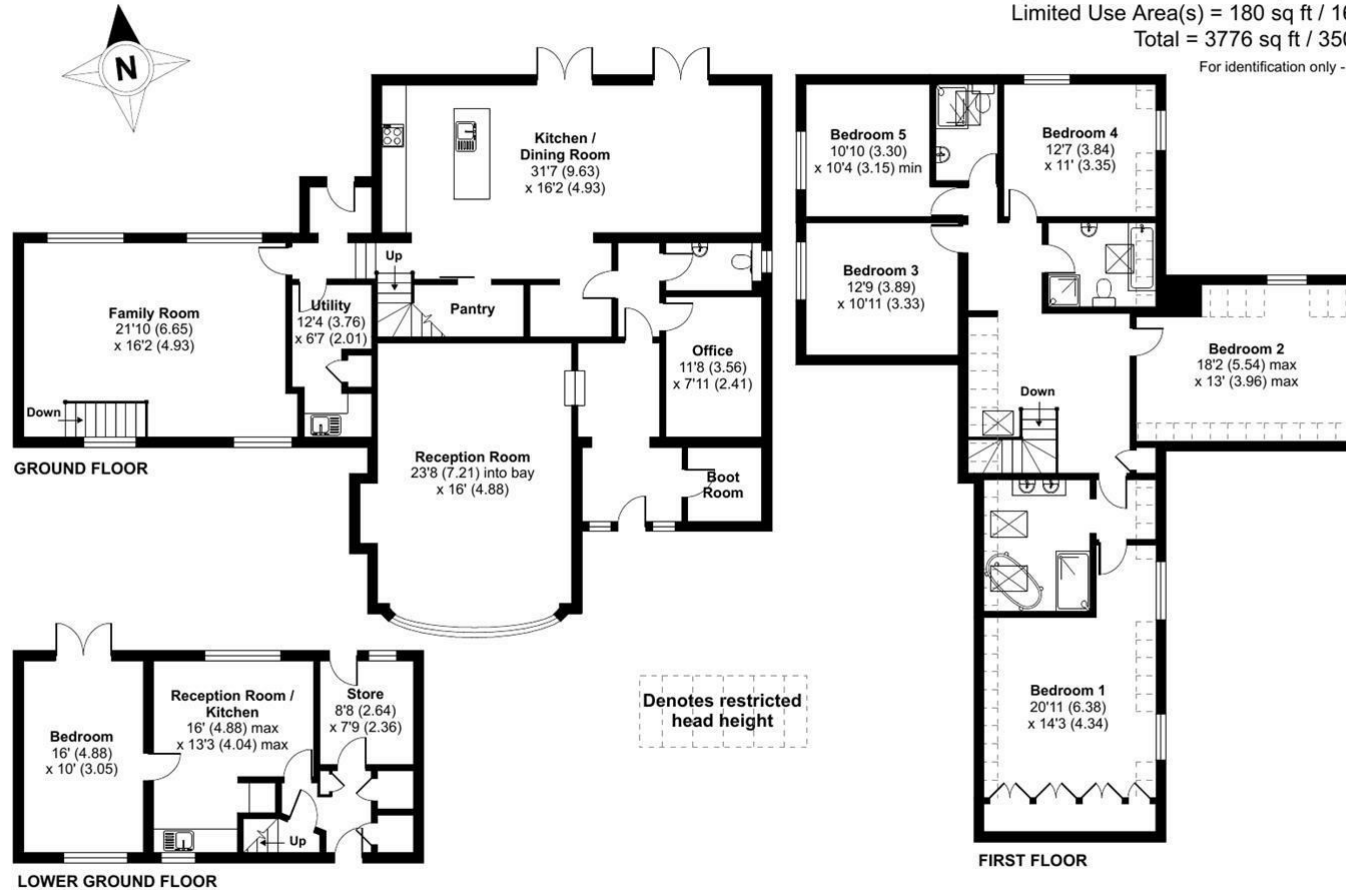
Sandy Lane, Haslemere, GU27

Approximate Area = 3596 sq ft / 334.1 sq m

Limited Use Area(s) = 180 sq ft / 16.7 sq m

Total = 3776 sq ft / 350.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2023. Produced for Clarke Gammon. REF:948188

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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