



14 Stroatley Rise, Haslemere, Surrey
Surrey GU27 1AF
Freehold

CLARKE  GAMMON
1919

14 STOATLEY RISE HASLEMERE SURREY GU27 1AF

Substantial detached family house	Flexible and extensive living space
Kitchen/breakfast room/Utility Room	Stunning far reaching views
5 Bedrooms	5 Bath/shower rooms
Landscaped gardens with terracing and entertaining space	Garden home office & sauna
Drive way and double garage	Gas central heating

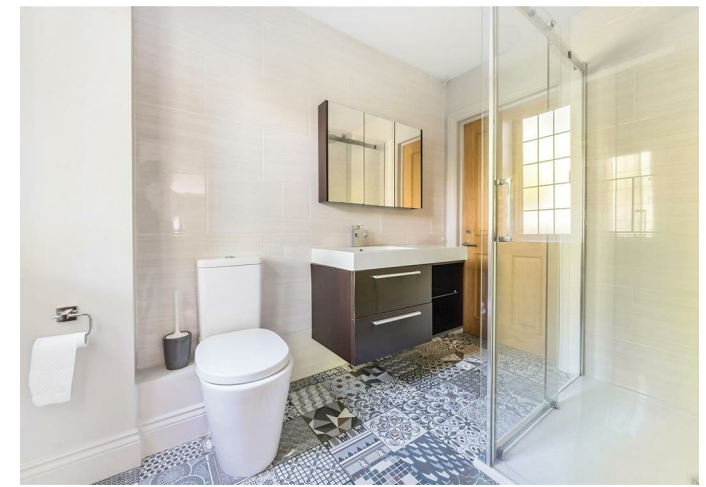


Quietly positioned with wonderful views, a substantial 5 bedroom detached family house with extensive and flexible and spacious living accommodation in this sort after cul-de-sac.

THE PROPERTY

14 Stroatley Rise is peacefully and privately located towards the top of this development popular with families giving the property some fabulous views, surrounded by nature but within 15 minutes walk of all the amenities and the station that provides access to London Waterloo in around 50 minutes.. By comprehensively extending the property the current owners have created a light and extremely spacious family home with a split level design and 3 superbly proportioned reception rooms complimented by a large kitchen/breakfast room with central island. There is a particularly well balanced blend of contemporary styling along with character rustic charm, with most of the rooms having beautiful oak flooring with the living room having a double sided log burner and bifold doors spilling out onto the paved terrace for a perfect spot for drinks or outside dining. There is a shower room on the upper part of the ground floor which enables the study to become a potential 6th bedroom with the 5 superb double bedrooms on the 2 upper split level floors complimented by an ensuite shower room to bedroom 1 and main family bathroom, The property has attractive leaded light replacement double glazed windows, gas central heating and a utility/boot room of the kitchen/breakfast room.

Planning permission has been granted to further accommodation to be put in above the garage.



THE GROUNDS

Both front and rear gardens have been landscaped making the best use of the grounds rising topography, at the front a driveway which has been cobble-blocked in light grey to compliment the landscaping, leading to a parking area and double garage. The rear garden has been carefully planned with tiered areas that include a sun terrace, the log-cabin office/gym/guest-suite with underfloor heating and wood-fired barrel sauna, which featured in a piece in the Daily Mail, along with a log store and vegetable garden.

SITUATION

In nearby Weyhill are Tesco and M & S Food along with local shops, cafes, restaurants and Haslemere Library. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, hotel, restaurants, public houses and coffee bars. Lythe Hill Hotel on the outskirts of the town has a spa and The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast. The town is surrounded by many acres of countryside much of it National Trust owned including the Devil's Punchbowl and Hindhead and Marley Commons.

High Street 1.5 miles
Main line station 1 mile
A3 Access at Hindhead 5 miles
A3 access at Milford 5.5 miles
Godalming 9 miles
Guildford 15 miles

All distances are approximate

Stoatley Rise, Haslemere, GU27

Approximate Area = 2772 sq ft / 257.5 sq m
 Outbuilding(s) = 405 sq ft / 37.6 sq m
 Garage = 330 sq ft / 30.7 sq m
 Total = 3507 sq ft / 325.8 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). © nichcom 2024. Produced for Clarke Gammon. REF: 1163666

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band G

SERVICES

Mains water, electricity, mains drainage
 gas central heating

12th August 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our offices turn right on the High Street and then take your first right onto Church Lane, continue on Church Lane which turns into High Lane and then Inval Hill. Once you reach the junction, turn left into Bunch Lane until you reach Stoatley Rise which is your second left and No.14 is half way down.

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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

