



Hillgrove, Bunch Lane, Haslemere, Surrey.  
Freehold

CLARKE  GAMMON



## HILGROVE BUNCH LANE HASLEMERE SURREY GU27 1ET

Substantial, well presented Family House      36ft Kitchen/dining/family room with bespoke kitchen

Walking distance of Station & Shops      Main Bedroom Suite

Three further double en-suite bedrooms      Two Study's & Utility Room

Large cinema/games room      Cat 5 wiring throughout with media system

Double garage, drive and electric gates      Third of an acre plot



**A substantial and individually designed luxury family home of over 3,500 sq. ft. Set in gardens and grounds of approximately one third of an acre.**

### THE PROPERTY

Hillgrove is a fantastic bespoke four bedroom detached property constructed in 2008 offering close to 3400 sq ft of accommodation set out over three floors. The property is conventionally constructed with concrete floors and underfloor heating and solid oak flooring throughout the ground floor. The kitchen is fitted with beautifully designed and an extensive range of Chalon units featuring an inset butler sink, Rangemaster gas fired oven and hob, built-in dishwasher and fridge/freezer along with a substantial central island with micro-cement worktops throughout, single inset butler sink and built-in microwave. There is a double aspect sitting room with a feature fireplace, study and cloakroom on the ground floor. To the first floor is a master bedroom suite with bathroom and dressing room and three further bedroom suites. On the lower ground floor is a 31ft cinema/games room, further study/playroom, utility room and cloakroom.





## THE GROUNDS

Hillgrove is accessed through an electric five bar gate, which leads to a generous parking area for several vehicles and a detached double garage. The gardens and grounds extend to one third of an acre and are set around the property. The garden is well screened and to the rear of the property are steps leading up to the main area of garden which is laid to lawn. Recently added is large elevated sundeck with views over the garden and treetops beyond.

## SITUATION

Haslemere offers a comprehensive range of shops, including Waitrose, Tesco, M&S Food, Boots, Space NK and WH Smith, along with boutiques, restaurants, public houses and coffee bars including Costa. There are two hotels: The Coppa Club in the High Street, and Lythe Hill which has a spa. There is a sports centre: Haslemere Leisure Centre, along with excellent sports facilities, at Haslemere recreation Ground and Woolmer Hill School. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private. The mainline station provides a fast and frequent train service into London Waterloo in under one hour, and the A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside, much of it National Trust owned.

Weyhill shops and amenities - 0.3 miles

Mainline station - 0.5 miles

Town Centre - 1 mile

A3 access at Hindhead - 3.2 miles

Guildford - 17 miles

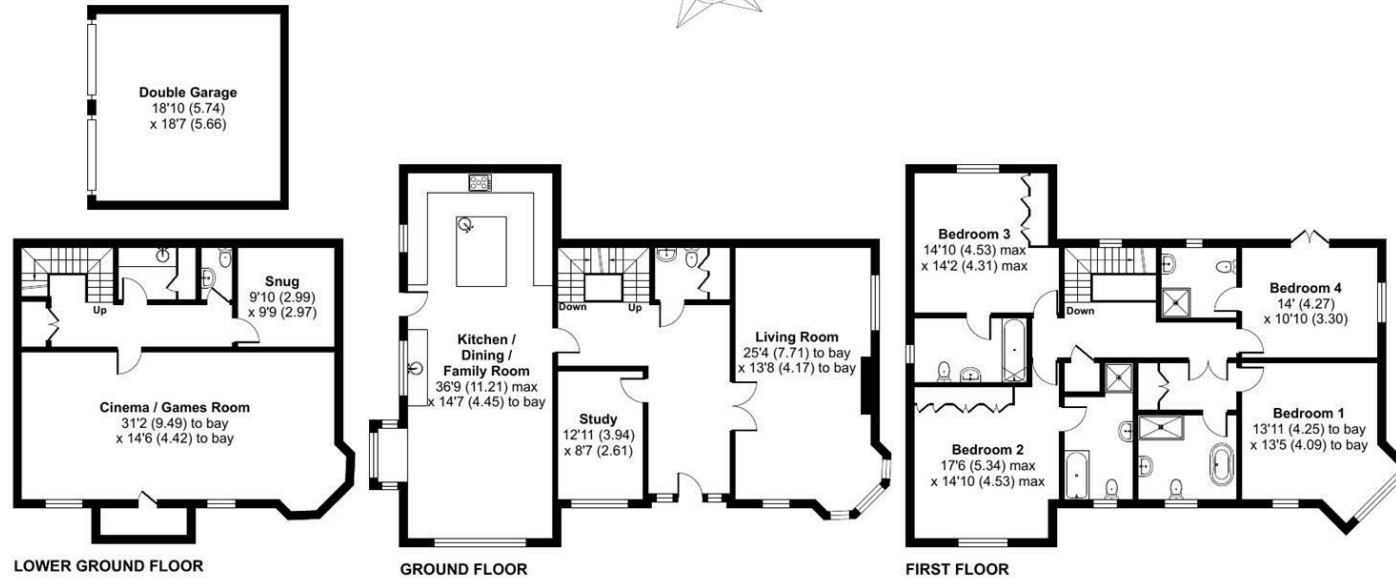
## Bunch Lane, Haslemere, GU27

Approximate Area = 3562 sq ft / 330.9 sq m

Outbuilding = 350 sq ft / 32.5 sq m

Total = 3912 sq ft / 363.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Clarke Gammon. REF: 1299766

### LOCAL AUTHORITY

Waverley Borough council

### COUNCIL TAX


Band G

### SERVICES

Mains water, electricity, mains drainage  
gas central heating

4th June 2025

### 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>		
(39-54) <b>E</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 	

### CG HASLEMERE OFFICE

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### DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street. Continue until reaching St Christopher's Green on your right. Turn right and at the junction continue straight over into Bunch Lane and Hillgrove will be found on the left hand side after about 500m.

### 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

