





# The Cottage GU26 6BJ

Price: Offers in excess of £2,250,000 Freehold

Peter Leete  
and Partners  
ESTATE + AGENTS



- 3217 sq ft of accommodation to the main house.
- Detached office/maisonette a further 855 sq ft plus pool house with gymnasium and sauna an additional 452 sq ft
- Approximately 1 acre of grounds.
- The Cottage EPC Rating: D
- Annexe EPC Rating: C
- Council Tax: The Cottage: H
- Council Tax: The Annexe: A

**SPECIAL NOTES:** Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance with their code of practice.

A substantial detached, period, home having been the subject of complete modernisation and extension of recent years with a detached home office building with first floor maisonette over and standing in approximately 1 acre of private grounds behind its gated entrance.

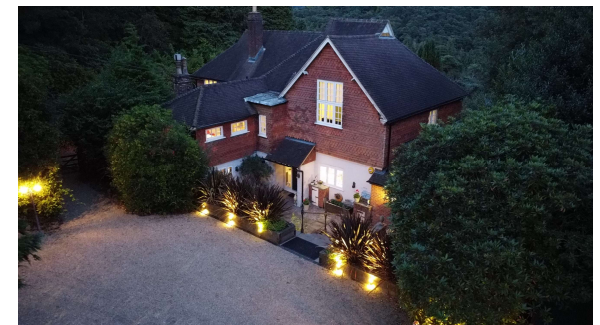
**GENERAL:** This exceptional property has been the subject of complete renovation and improvement during our clients ownership. The former garaging has been developed to accommodate a ground floor office suite with staff wc and kitchenette with external staircase to the private maisonette above which includes a large living room, kitchen, bedroom, bathroom and dressing room. The main house has been completely transformed and now enjoys a fabulous open plan kitchen/family/dining room. The kitchen area has been skilfully designed and creates a modern well appointed area with triple aspect and doors to the rear terrace. The living room is again generous and enjoys large picture windows taking in the views across the terrace and beyond. A games room has been created currently housing a full size snooker table and adjacent doors open to the bar/study area. The bedrooms are all double in size with the master bedroom suite enjoying high ceilings and views from its dressing area and large en-suite shower room with full size walk in cubicle which, like the family bathroom and family shower room, have been finished to a high end. The whole property has a luxury feel from the moment you enter the reception hall and does little to disappoint thereafter.

Further major improvements form the external landscaping of the tiered gardens and the creation of a gymnasium and sauna within the pool house adjacent the open air swimming pool. The gardens can be viewed from an "overhanging" terrace which literally hangs over the gardens making an ideal entertaining area. This area enjoys far reaching views across the natural valley below. The gardens have been landscaped to create a zig zag footpath to the individual terraces which include a second entertaining area formally the tennis court and now with flower and shrub borders with an artificial turfed hardstanding. This precedes the large open air swimming pool with its pool house housing a gymnasium, sauna, shower room and changing rooms.

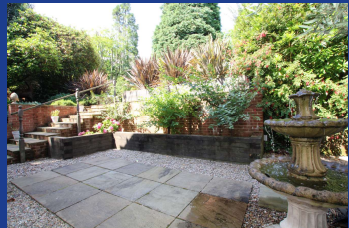
**PRIVATE RESTRICTED ACCESS** - There is a more direct route to Haslemere via remote control bollards. These bollards provide residents of Hazel Grove with private access to High Pitfold and through to Haslemere in only a few minutes drive. This system is controlled by fobs, which will be transferred to the new owner.

**SERVICES** Mains water, electric, gas central heating and private drainage. Additional pictures and video available online via our website [pleete.co.uk](http://pleete.co.uk) or on request.

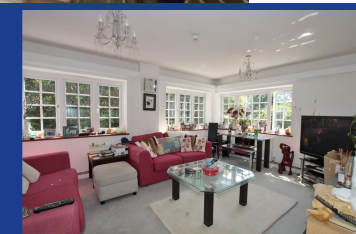
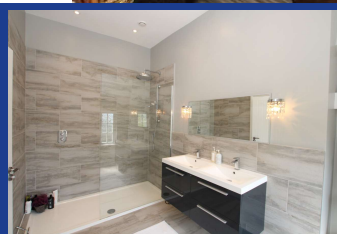
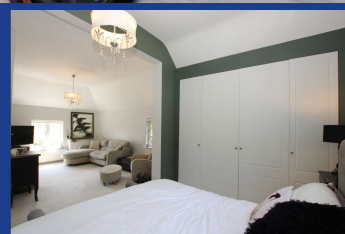
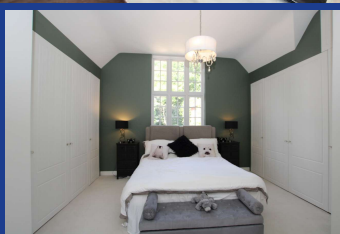
**VIEWINGS:** Strictly by appointment with the agent both during and outside normal office hours including Sundays and Bank Holidays.

















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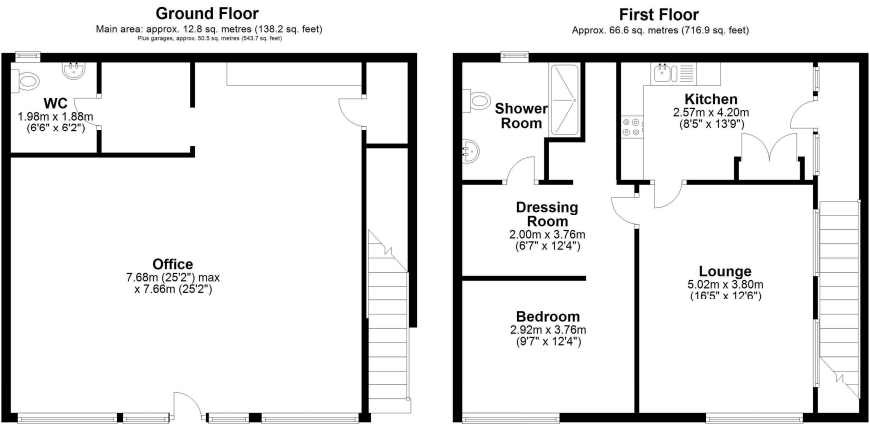
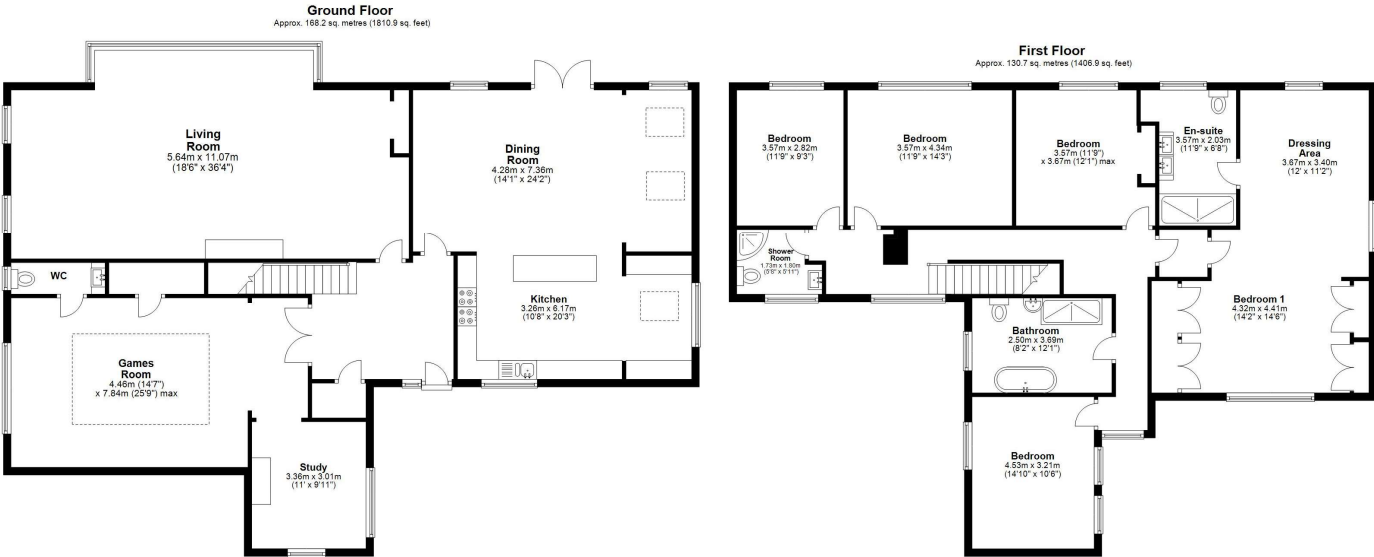
Hindhead



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Main area: Approx. 79.4 sq. metres (855.1 sq. feet)  
Plus garages, approx. 50.5 sq. metres (543.7 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2024 Your EPC Plan produced using PlanUp.

