









## 20 Stroatley Rise

A superb detached family home in a highly prized location.



- ▶ **Classic Neo-Georgian Detached Home**
- ▶ **Modern Kitchen**
- ▶ **Popular Executive Estate**
- ▶ **Four Bedrooms With Principal Ensuite & Dressing Room**
- ▶ **No Onward Chain**
- ▶ **Living Room, Dining Room, Family Room & Study**
- ▶ **Utility Room & Cloakroom**
- ▶ **Lovely Well Established Gardens**
- ▶ **Family Bathroom**
- ▶ **Double Garage With Electric Doors & Driveway**

Hidden away off Bunch Lane in Haslemere, set in the hugely desirable private estate of Stroatley Rise, is this majestic four bedroom detached home. Just a short walk to Haslemere station, fantastic proximity to the local schools and surrounded by walks in beautiful National Trust land.

This substantial family home is welcoming and bright with its generously proportioned and adaptable living space. The open entrance hall with useful storage, encourages you through large double doors, into the dining room, which overlooks a private patio. Leading on from the dining room is a flexible family room which has dual access to the garden and the large living room. The separate, well appointed kitchen, enjoys rear aspect views over a beautiful apple tree. Between the kitchen and large double garage with electric door, you will find a utility room, with access to the garden at the rear and to the front of the property via a small store.

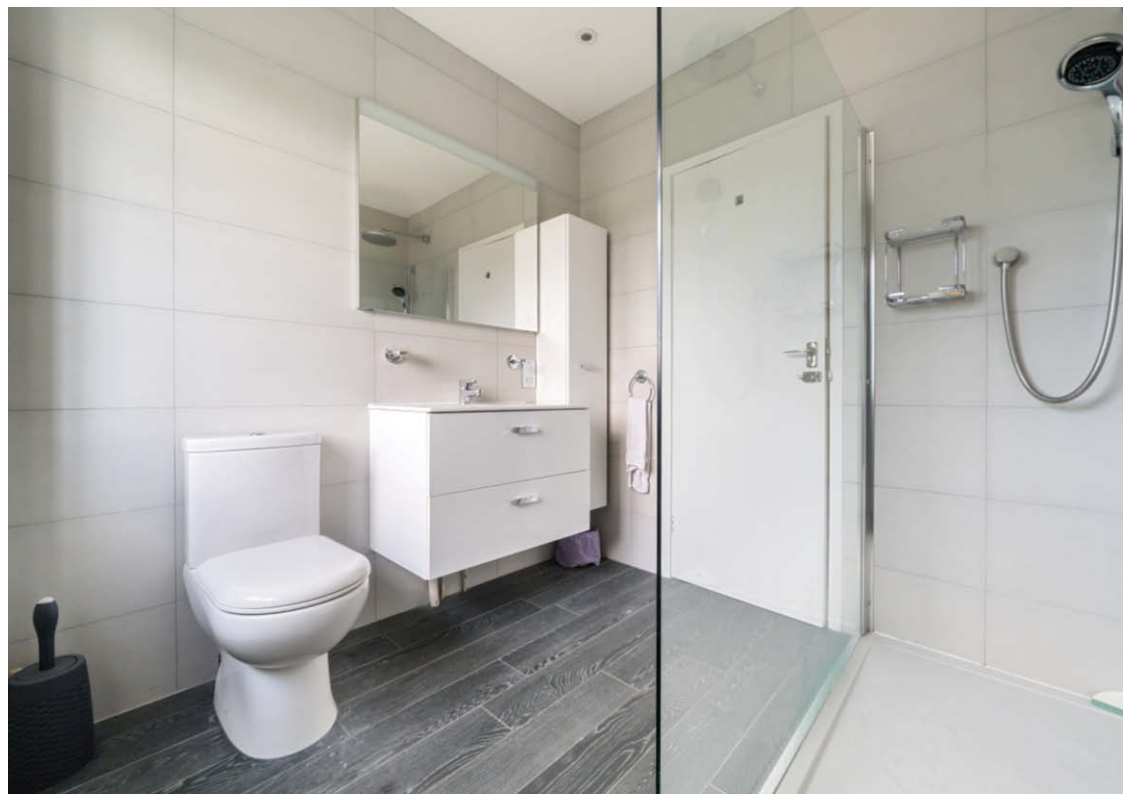
The split-level return staircase is flooded with light by a grand window. Located off the landing are three large bedrooms leading to the principal suite, with its ensuite and dressing area and views over the garden, this room has wonderful potential. A large modern family bathroom and airing cupboard completes the first floor. Above is a large, majority boarded loft, with integrated ladder.

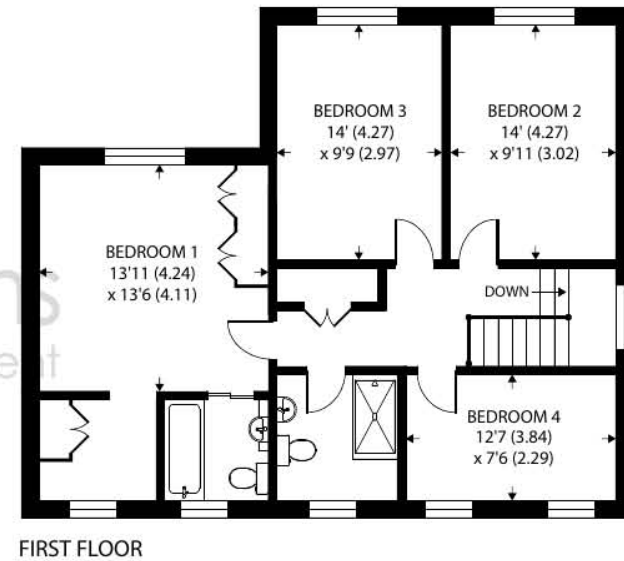
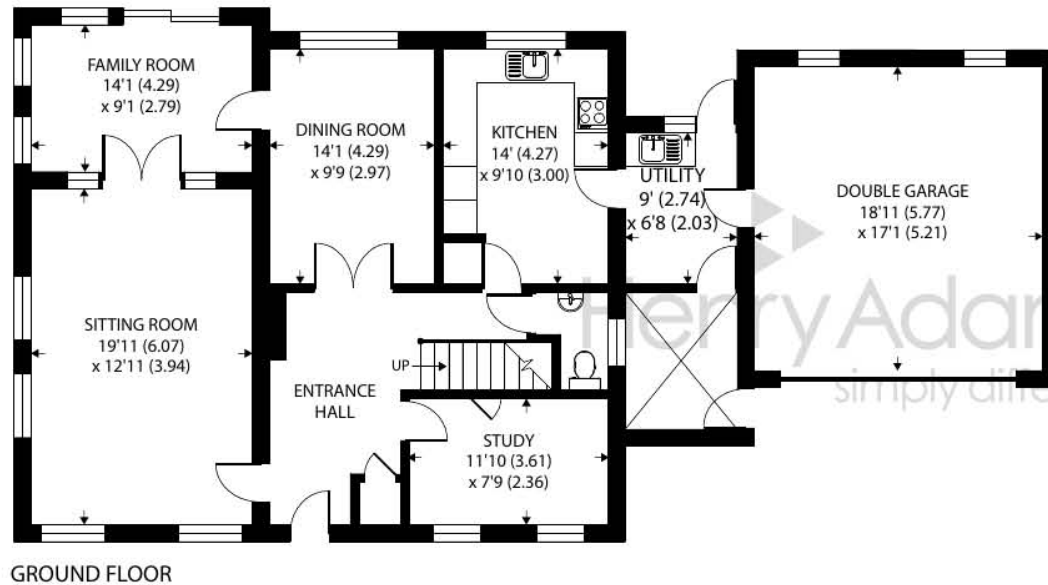












## 20 Stroatley Rise, Haslemere

Approximate Area = 1984 sq ft / 184.3 sq m

Garage = 329 sq ft / 30.6 sq m

Total = 2326 sq ft / 214.9 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). © nchecom 2023. Produced for Henry Adams, REF: 1004670

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Garden

Located on a corner plot the garden expands beyond the boundary of the house to the road in both directions. A large driveway allows space for 4 cars set back away from the road. To the rear of this elegant home is a split level garden. Due to the nature of the plot the garden is flooded with light from dawn till dusk and provides the perfect private patio area for entertaining. Hidden in the back corner is a compost area and shed.

## Location

Situated in a prestigious and popular road with a lovely rural ambience, the house is conveniently located for Haslemere's facilities, especially the station which provides a fast service to London Waterloo in around 48 minutes. There is direct access to some lovely countryside including Hindhead Common, Gibbett Hill and the Devil's Punchbowl for walks. Haslemere is an attractive town with a good range of independent shops, boutiques, restaurants and coffee houses. There are excellent schools locally for all ages and good road links to London and the south coast and popular golf courses in Hindhead and Liphook. Haslemere Station 0.9 mile via footpath and road, 1.1 miles by road (London Waterloo 48 minutes). Haslemere town centre 1.4 miles via footpath and road, 1.5 miles by road. Guildford 16 miles, Chichester Harbour 28 miles, Central London 48 miles

## Directions

SATNAV - GU27 IAF

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NB: There is a residents association contribution of £100.00 per annum for the private estate.





