



High Banks

Large single-storey home with delightful gardens situated off Farnham Lane in a desirable cul-de-sac.



- ▶ **Detached Single Storey Property**
- ▶ **Double Garage**
- ▶ **Principal Bedroom With En-Suite**
- ▶ **Dining Room**
- ▶ **Kitchen & Utility Room**
- ▶ **Sought-after Residential Cul-De-Sac**
- ▶ **Extensive Corner Plot**
- ▶ **Three Further Bedrooms**
- ▶ **Dual Aspect Sitting Room**
- ▶ **South Facing Rear Garden**

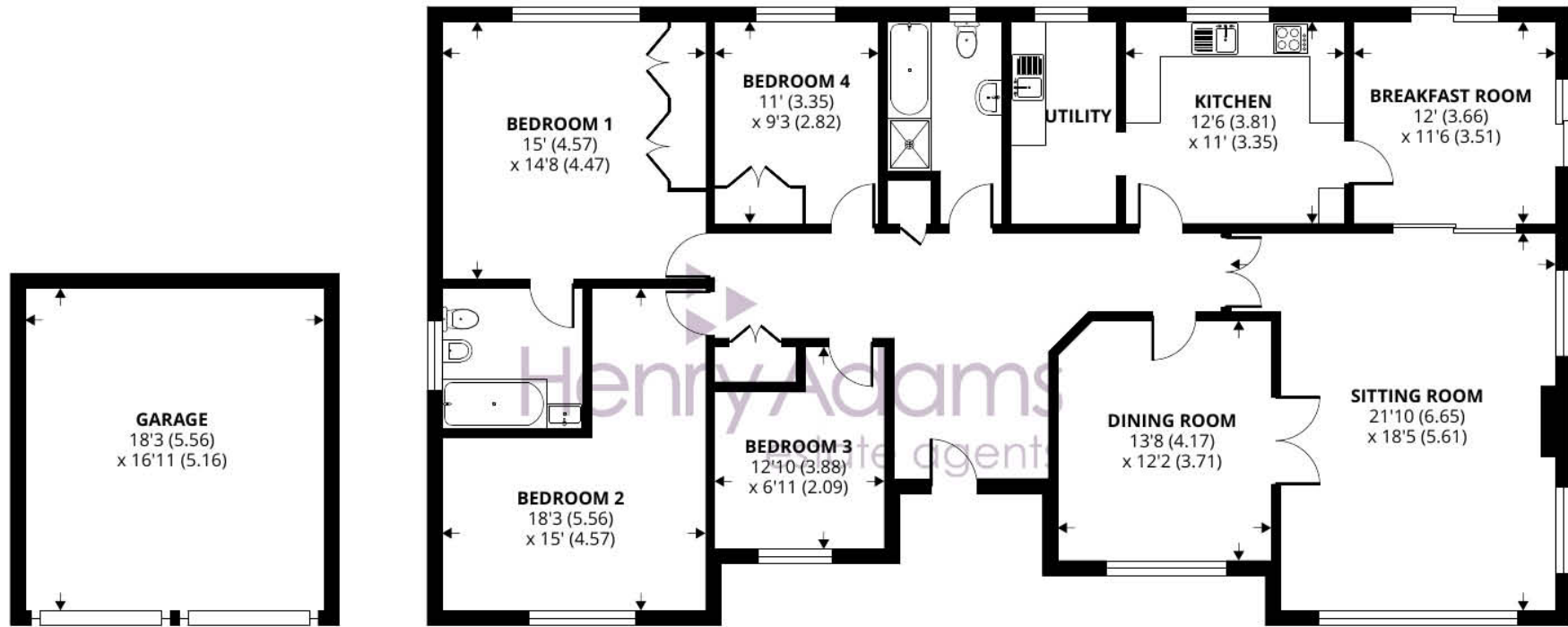
This well positioned, generously proportioned single storey property provides ample opportunity for updating and reconfiguration (subject to the relevant consents). Situated in a peaceful cul-de-sac off one of Haslemere's most sought-after roads, High Banks is a detached, four bedroom property with double garage, set in extensive mature grounds with far reaching views over Haslemere.

Upon entering, the large entrance hall leads off left and right to the bedrooms and reception rooms respectively. A well appointed kitchen/breakfast room with adjoining utility overlooks the beautiful south facing rear garden. A large dual aspect sitting room with open fire leads to the dining room via glazed doors. From the central hall, there is access off to the bedrooms. The principal bedroom, with fitted wardrobes, benefits from a large ensuite bathroom. Three further bedrooms and a family bathroom complete the accommodation.

Stepping outside, the gardens at High Banks are truly spectacular. The property enjoys a central position within the plot with extensive lawns to the front and back. Mature trees are abundant, providing stunning views at every aspect from inside the property as well as outside - giving a sense of tranquillity and calm throughout. The property also benefits from a separate double garage and block paved driveway providing parking for several vehicles.

Do not miss out on the chance to secure this fantastic home in a superb location.





GROUND FLOOR

High Banks, 5 Dell Close, Haslemere

Approximate Area = 1976 sq ft / 183.5 sq m

Garage = 312 sq ft / 28.9 sq m

Total = 2288 sq ft / 212.4 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). © nichecom 2024. Produced for Henry Adams. REF: 1120986

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.

Location

Located just off of Farnham Lane, a highly desirable and prestigious location on the rural fringes of Haslemere, adjoining large areas of beautiful open countryside yet within easy reach of the town and station. It has a variety of individual properties, being one of the most sought after locations in the town. Haslemere is an attractive town with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and the mainline station is within walking distance and offers a fast train service to London Waterloo in around 49 minutes. There are excellent schools locally, both state and private, and leisure facilities including The Haslemere Leisure Centre. The area surrounding the town has some stunning countryside, much of which is in the ownership of the National Trust and offers excellent walking and riding opportunities.

Directions and Services

SATNAV:GU271ES what3words disband.handsets.transit

Waverley Borough Council Band G Mains: Gas, Electric, Water and Drainage

