



'Holly House'

A stunning home set in a desirable location with a delightful 125ft rear garden.



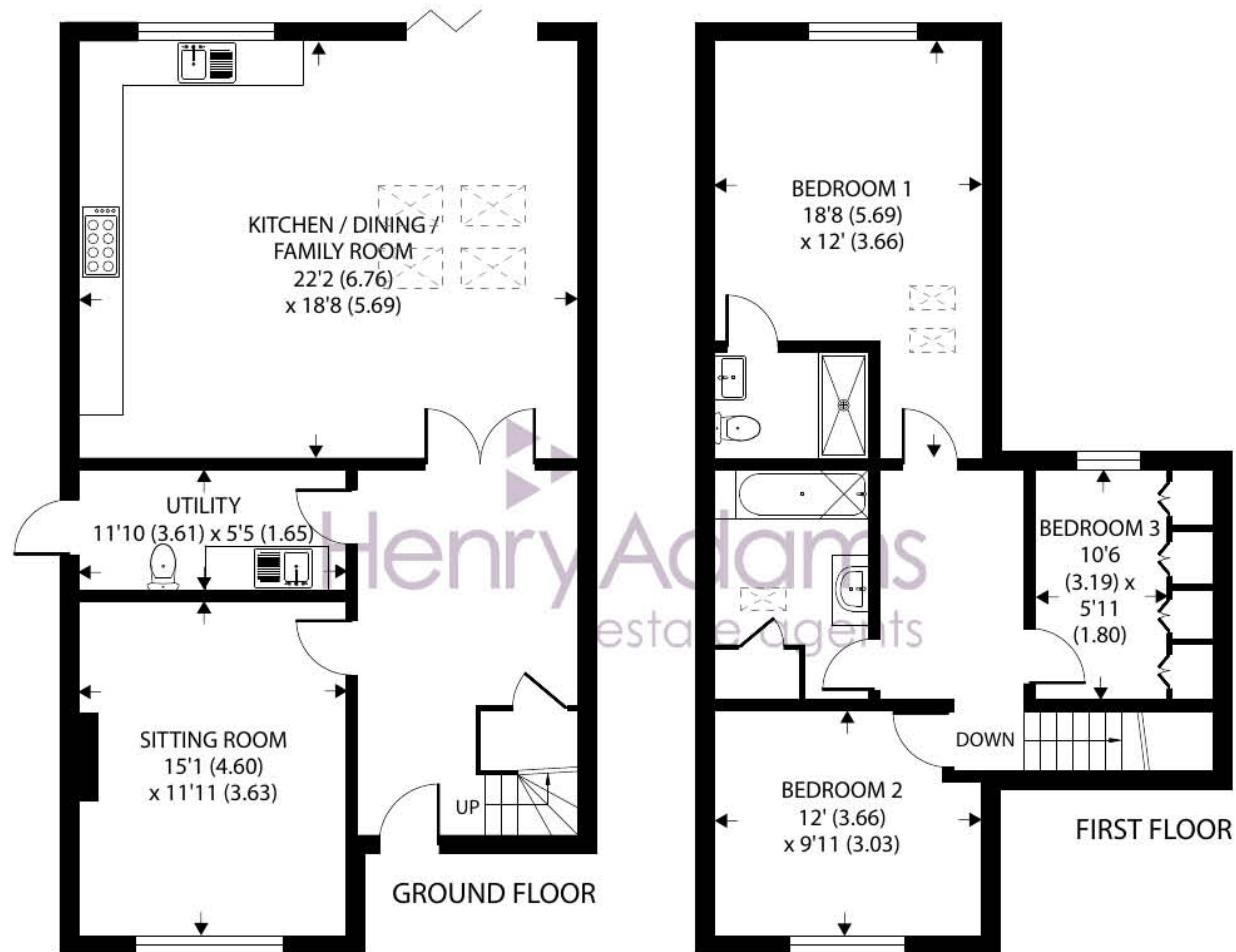
- ▶ Fabulous Detached Family Home
- ▶ Spacious Hallway
- ▶ Utility Room With W.C.
- ▶ Principal Bedroom With En-Suite Shower Room
- ▶ Off Street Parking For Two Cars
- ▶ Front Aspect Sitting Room
- ▶ Light & Bright Kitchen/Dining Room With Bi-fold Doors Into The Garden
- ▶ Refitted Bathroom
- ▶ Two Further Bedrooms
- ▶ Beautiful Level 125ft Rear Garden

Holly House is a beautifully presented detached home located on the western edge of Haslemere in a desirable residential area. The front door opens into a spacious hallway leading to a light-filled kitchen/dining/family room, enhanced by stunning skylights and bi-fold doors that open to a spectacular rear garden. Off the hallway, you'll find a WC/utility room with side access, a formal sitting room with a gas flame 'effect' log burner and window shutters, and stairs to the first floor with under-stair storage.

Upstairs, a generous landing leads to three bedrooms and a family bathroom. The principal suite features a well-appointed en-suite shower room and dual aspect windows. There are two additional bedrooms and a family bathroom.

Outside, a driveway offers off-street parking for two cars. The private 125-foot rear garden is primarily laid to lawn and includes a beautiful wooden decked terrace, perfect for alfresco dining and entertaining.





Pitfold Avenue, Haslemere, GU27

Approximate Area = 1462 sq ft / 135.8 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). © nichecom 2024. Produced for Henry Adams. REF: 1133325

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.

Directions

SATNAV: GU27 1PN

what3words: slyly.unlisted.provider

Location & Services

The property is conveniently located for schools, shops, the station and A3. 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 offers a fast train service to London Waterloo in around 49 minutes. There are excellent local schools for all ages and leisure facilities including The Edge which is within easy reach and also The Haslemere Leisure Centre. The property is surrounded by delightful countryside with footpaths nearby leading up onto Bramshott Chase and beyond.

Mains: Gas, electric, water and drainage

Council Tax Band: E (£2866.54) Waverley Borough Council

