



Braeside, Stroatley Hollow, Bunch Lane, Haslemere, GU27 1AQ

Guide Price £1,450,000 - Tenure: Freehold

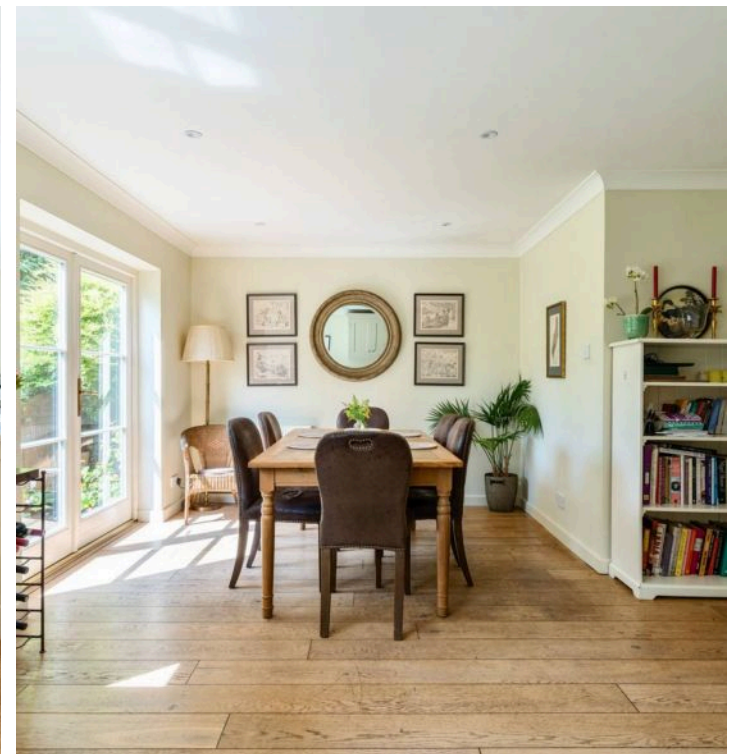
Braeside Stroatley Hollow

Haslemere, Haslemere

- Detached Family Home With Wraparound Gardens & Woodland
- Large Kitchen/Dining Room With French Doors Onto South Facing Terrace
- Wood Burning Stove Within Dual Aspect Sitting Room
- Utility Room & Separate Boot Room
- Principal Bedroom With En-suite, Built In Wardrobes & Views
- Two Detached Annexes - Both Requiring Modernisation
- Far-Reachng Countryside Views
- Delightful Semi-Rural Location Within A Prestigious Setting
- Within A 25 Minute Walk Of Haslemere Station

Set in an elevated and secluded plot of approximately one acre and enjoying commanding views across open countryside, *Braeside* is a substantial and flexible four-bedroom detached home offering an exceptional blend of family living, guest accommodation and workspace. With two self-contained one-bedroom annexes, this is a rare opportunity to acquire a home that offers adaptable solutions for multi-generational living, home working, or rental potential.

Tucked away in the quiet enclave of Stroatley Hollow, just off the prestigious Bunch Lane, Braeside is approached via a charming single-track lane, providing a tranquil, semi-rural feel — while remaining within easy walking distance of Haslemere station (0.9 miles via footpath) and 1.5 miles to the High Street.



Braeside Stroatley Hollow

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The property opens onto a generous private driveway offering ample parking and a strong sense of privacy. The house sits in an elevated position, perfectly placed to take full advantage of its beautiful natural surroundings and countryside views.

Inside, a wide and welcoming hallway connects the main living areas. To the left, the double aspect drawing room is bathed in natural light and features a wood-burning stove and with views out over a south-facing terrace. Opposite, the study enjoys far-reaching views to the front, while to the rear, a cosy family room/snug overlooks the garden.

The kitchen/breakfast room is a real centrepiece of the home. Remodelled with a timeless Higham shaker kitchen, it features elegant Silestone worktops, a double Butler sink. There is also ample room for a large dining table, with French doors (installed 2021) opening to the South-facing terrace, making it ideal for modern family life. A separate utility room, cloakroom, and boot room with garden access complete the ground floor.

Throughout the ground floor, you'll find engineered oak flooring, contributing to the home's warmth and character. The windows and doors have been thoughtfully upgraded — the kitchen doors and windows were replaced in 2021, with the remainder of the house's windows replaced in 2022 and new external doors installed in 2024, all fitted by Timber Windows Company and The Sash Window Company.



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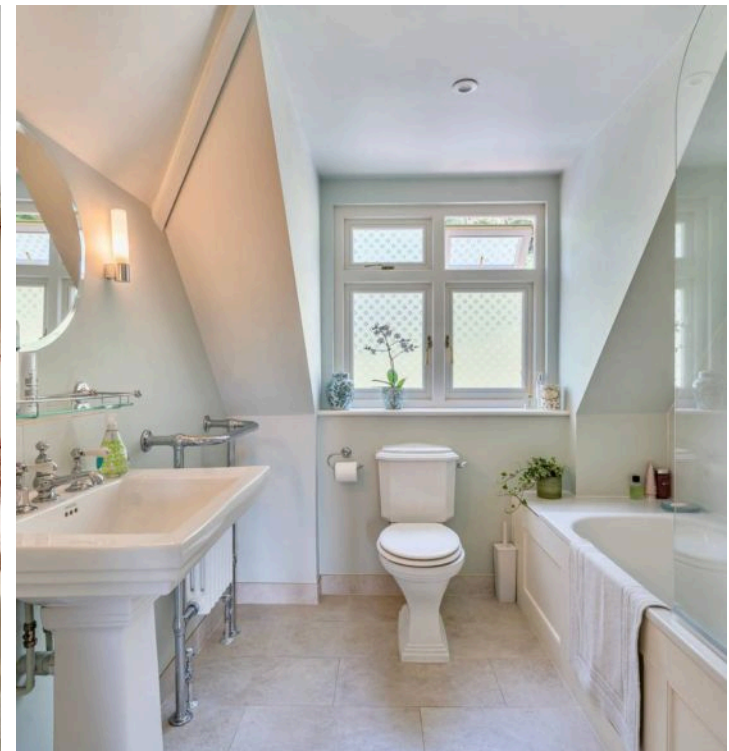
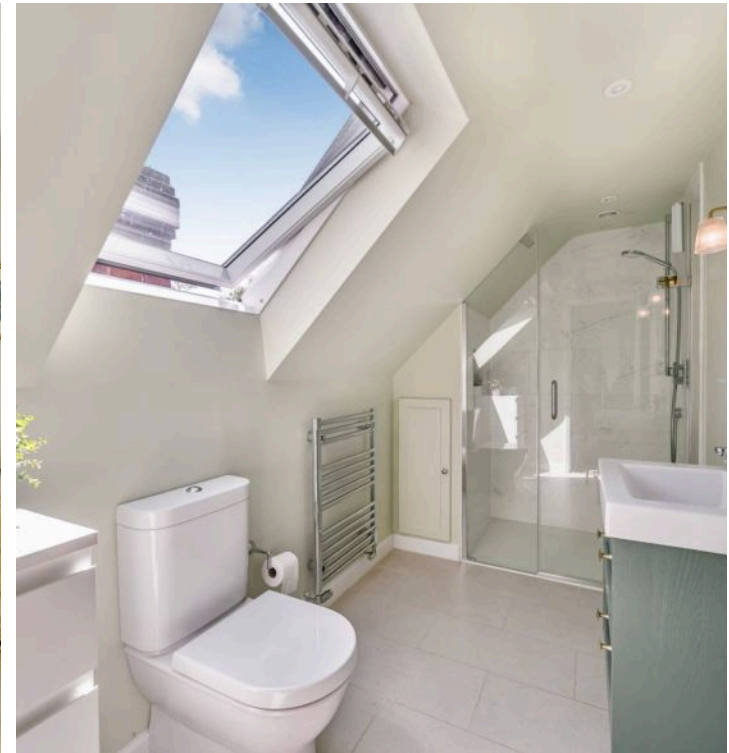
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Upstairs, the principal bedroom enjoys a sweeping outlook, fitted wardrobes, and a luxurious en suite shower room installed in 2024 by Littlejohn Bathrooms, featuring underfloor heating. Three further well-proportioned bedrooms are served by a stylish family bathroom, fully refurbished in 2020, and there's also a large storage cupboard off the landing.

Outside, the gardens wrap around the house, including generous lawns, mature planting, woodland, and two formal terraces – ideal for dining or relaxing outdoors. A timber shed lies within the woodland area. Elsewhere within the woodland, there is a section that was previously used for keeping chickens and still features a former coop.

Of particular note are the two detached annexes (in need of updating and modernisation). The larger, situated next to the garage, offers an open-plan living/bedroom space with a kitchenette and separate shower room. The second, located to the rear of the main house, includes a bedroom and shower room, storage cupboard as well as an adjoining potting/greenhouse — making it ideal for potential guests, older children, or as a home studio.

The property sits on a no-through road, ensuring peace and privacy, yet a footpath from the front gate leads to open countryside, including scenic walks toward The Devil's Punch Bowl and Black Down, perfect for those who enjoy the outdoors.



Braeside Stroatley Hollow

Services, Utilities & Useful Notes

Mains: Gas, Electric, water. Sewerage treatment plant
Waverley Borough Council Tax Band: G (£4,093.40)

EPC RATING: D

Please note: The current owners have advised that Japanese Knotweed has been identified on the property, located over 40 metres from the house. A professional treatment and monitoring plan is in place, with 2 years of active monitoring remaining, followed by a further 10-year insurance-backed guarantee—providing cover through to 2037.



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Location

Braeside enjoys a private, elevated position on Stroatley Hollow. The property is just 0.9 miles from Haslemere station (London Waterloo approx. 48–56 mins) and around 1.5 miles from the High Street. The town offers a wide range of independent shops, restaurants and cafés, along with M&S Food and Tesco at nearby Wey Hill. Leisure amenities include a tennis club, Haslemere Leisure Centre, and excellent schools such as The Royal School, St Ives, Amesbury, and Highfield & Brookham. Surrounded by stunning countryside, there is easy access to Black Down, the Devil's Punch Bowl, Hindhead Common and the South Downs, ideal for walking, riding and outdoor pursuits. Excellent road links via the A3 provide fast access to London, the south coast, and Heathrow or Gatwick airports. Golf, sailing, racing and polo are all nearby.

Directions

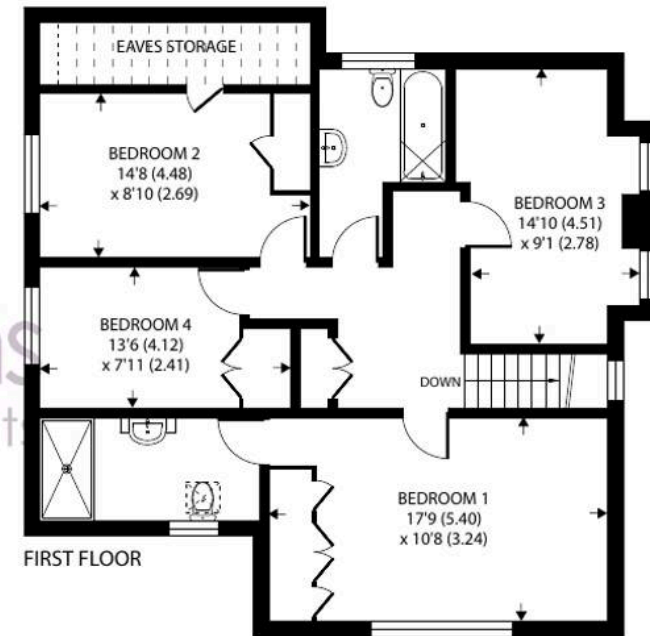
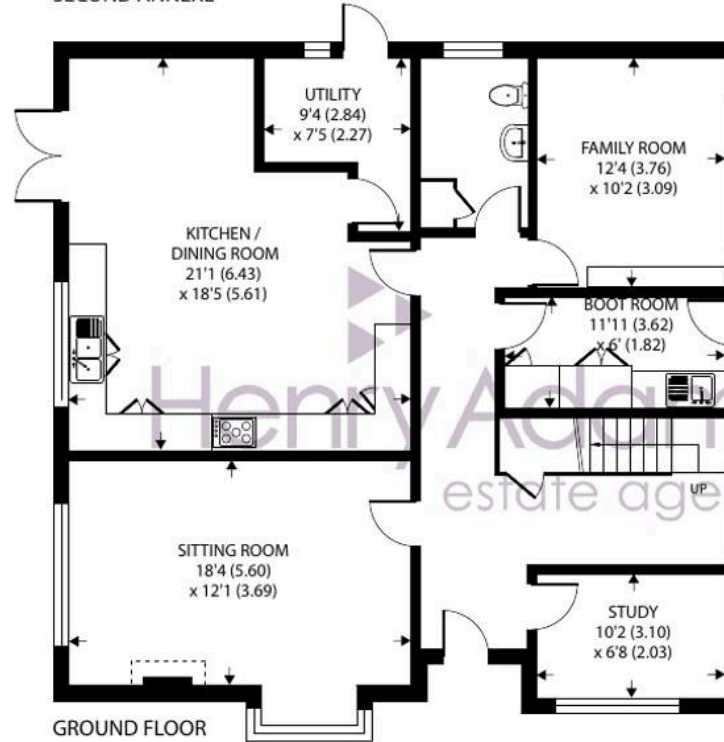
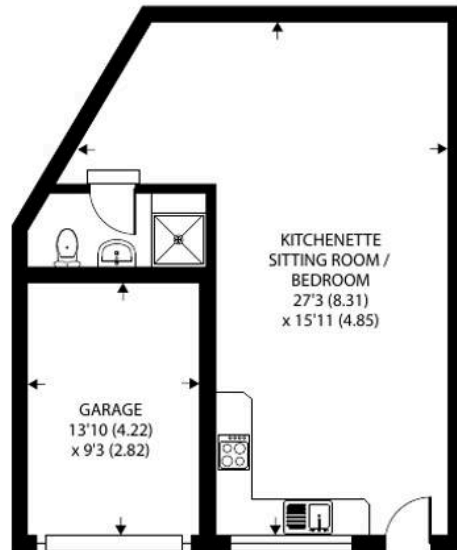
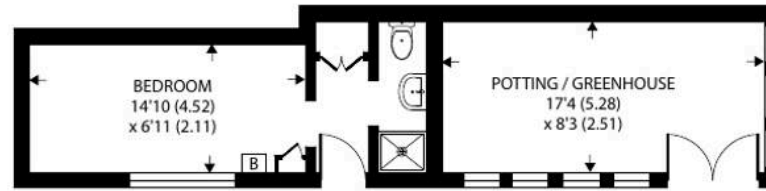
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Denotes restricted head height



Braeside, Stroatley Hollow, Haslemere

Approximate Area = 2028 sq ft / 188.4 sq m

Limited Use Area(s) = 56 sq ft / 5.2 sq m

Annexes = 595 sq ft / 55.2 sq m

Garage = 126 sq ft / 11.7 sq m

Outbuilding = 141 sq ft / 13 sq m

Total = 2946 sq ft / 273.5 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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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.