

# Holdfast House

Haslemere, Surrey









# A distinguished property set within approximately 7.2 acres of private, mature grounds, located on the outskirts of Haslemere town.

High Street 1.5 miles, Haslemere mainline station 1.8 miles (London Waterloo 49 or 52 minutes)  
Godalming 9 miles, Guildford 13.3 miles, London Gatwick 34 miles, London Heathrow 36 miles, London 45 miles  
(All distances and times are approximate)

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## Summary of accommodation

Entrance hall | Drawing room | Dining room | Sitting room | Study | Kitchen/breakfast room | Utility room | Boot room | Cloakroom

Principal bedroom suite | Five further bedrooms | Two family bathrooms

Annexe: Open-plan flexible self-contained accommodation

Garaging for several cars | Two glasshouses | All weather tennis court | Detached barn with separate access with planning permission to create a separate dwelling Planning ref:SC/2023/01060 | Manège (currently out of commission)

Formal gardens and sun terraces | Orchard with mature fruit trees | Paddocks

In all about 7.19 acres



# Situation

Holdfast House is located on a quiet, sought-after lane on the outskirts of Haslemere, nestled in the Surrey Hills with easy access to local amenities and Blackdown National Park.

For commuters, Haslemere station offers fast trains to London Waterloo, taking around 52 minutes. The A3 is accessible at Hindhead or Milford, connecting to the M25 and major airports.

Haslemere boasts excellent schools, including Grayswood CoE Primary, St Bartholomew's CoE Primary, The Royal Senior School, and St Ives, The Royal Junior School and Amesbury at Hindhead and Brookham and Highfield Schools in Liphook. Charterhouse in Godalming and Barrow Hills in Witley are also within reach.

Local sporting facilities include golf at Hindhead, Liphook, and Chiddingfold, racing at Goodwood and Fontwell, polo at Cowdray Park, and sailing at Chichester. Football, rugby, and cricket clubs are also nearby.

Haslemere is bordered by Blackdown Park, a 965-acre National Trust woodland, offering fantastic walking and riding trails right from your doorstep.







# Holdfast House

Holdfast House is a spacious Edwardian family home, offering generously sized principal reception rooms and ample bedroom accommodation across three floors.

The drawing and dining rooms are standout features, with high ceilings typical of the era and large windows providing a double aspect and lovely views over the surrounding gardens. The drawing room also boasts a stunning feature fireplace.

At the heart of the home is the kitchen/breakfast room, well-designed for family living, with a study/playroom, utility room, and boot room connected. Glazed doors open to sun terraces at the rear, creating a perfect space for both everyday living and entertaining, with a kitchen island as the focal point.

Holdfast House has approved planning for a two storey rear extension off the kitchen and drawing room plus internal layout changes, planning ref: WA/2023/00176.









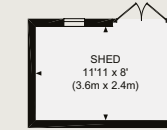


### Approximate Gross Internal Floor Area

4403 sq ft / 409.0 sq m

**Outbuildings: 3127 sq ft / 290.5 sq m**

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



## First Floor



## Ground Floor

## Ground Floor

## First Floor

## Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





## The Annexe

A standout feature which offers ideal separate self-contained guest accommodation is the annexe. This bright and airy space offers flexible accommodation, ideal as a games room, yoga studio, or additional living area. Its separate location provides privacy from the main house, while still offering versatile potential. The space also includes its own shower room and kitchen area.







The property includes two paddocks, with the largest measuring approximately 3.5 acres. Additionally, there is a separate vehicular access from Holdfast Lane that leads to the barn, manège (currently out of commission), and paddocks.



## Property Information

### Services

The property has mains water, gas and electricity and private drainage.

### Local Authority

Waverley Borough Council – 01483 523 333

### Council Tax

Band H

### EPC Ratings

Holdfast House – D, Annexe – C

### Directions

Postcode: GU27 2EU

What3Words: rally.daydream.cricket

(takes you to the start of the driveway)

### Viewing

Viewing by prior appointment only with the agents.







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