

Appletrees, Haslemere, Surrey







A family home, filled with light, **located in an elevated and convenient location** within walking distance to the town and station.

Summary of accommodation

Entrance hall | Kitchen/dining room | Sitting room | Cloakroom

Principal bedroom with en suite and dressing area | Three further double bedrooms | Family bathroom

Mezzanine: Study | Store

Lower ground floor: Media/games room/office

Annexe

Garage

Sun terraces | Gardens and grounds

In all approximately 0.36 acres

Distances

Haslemere 0.7 miles (London Waterloo 56 minutes), Godalming 9 mile, Guildford 15 miles, Chichester 20 miles, London 47 miles

(All distances and times are approximate)



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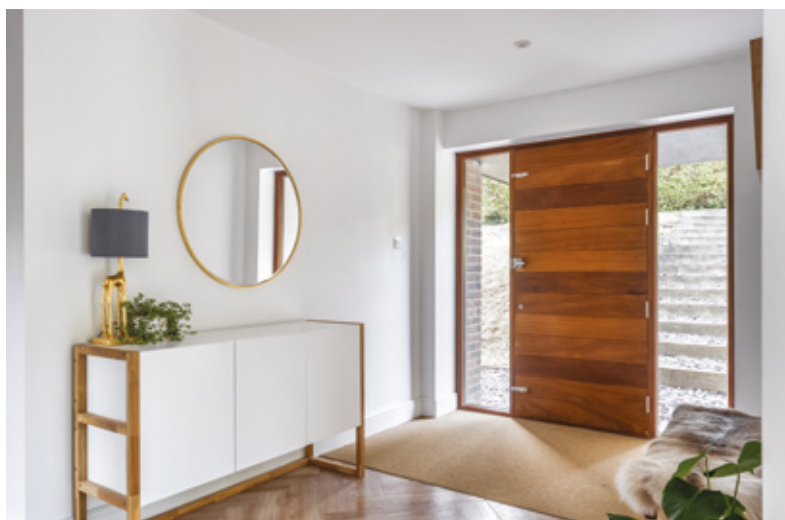
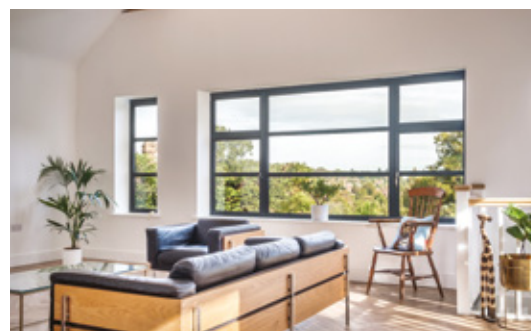
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Situation

The property is situated in an extremely convenient location, within a short walk of the town, local shops and the mainline station. Haslemere offers excellent shopping facilities for day-to-day needs, a choice of restaurants, pubs, coffee shops, along with a tennis club and the newly refurbished Herons Leisure Centre. The mainline station provides services into London Waterloo in approximately 56 minutes. More comprehensive shopping facilities are available in the nearby towns of Godalming and Guildford, which are easily accessed via the A286 and the A3, or by train.

Communications in the area are superb, with London approximately 45 miles away and the A3 at Hindhead and Milford providing access to London, the M25 and Gatwick, Heathrow and Southampton airports. Sporting facilities are excellent, including golf at Hindhead, Liphook, Cowdray Park and Chiddingfold, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester.

Haslemere also has an abundance of beautiful countryside on the doorstep, much of it being owned by the National Trust. These areas are ideal for walking, cycling or riding, including Blackdown, The Devil's Punch Bowl and Hindhead Common.





The property

Benefiting hugely from lofty ceilings, a wonderful open-plan flow throughout, where the living, dining and kitchen seamlessly merge, creating a space bathed in natural light enhanced by its modern aesthetics. With underfloor heating to the living areas (radiators in the bedrooms), a high-end ceiling speaker system and broadband, Appletrees completely caters for the needs of the modern family. On entering the property, the spacious entrance hall leads you to open-plan living accommodation, where you are struck by the light and airy space and views across Haslemere. One of the property's standout features is its versatile lower-ground floor, which, with its ample space and ambient lighting, is perfectly tailored to function as a games or media room or as an office.

Adding to the property's appeal is the tastefully designed mezzanine level, currently utilised as an office. Benefitting from four large skylights, as well as overlooking the main living area, it offers a unique vantage point and serves as a quiet retreat for work or relaxation, making this residence not just a home, but a perfect combination of comfort and functionality.





The bedrooms are all light and airy doubles, with three of them taking advantage of the far-reaching views. The principal bedroom features bi-fold doors that open onto the large balcony, and also benefits from an en suite shower room and dressing area.



Outside

The property is entered via double gates leading to a gravel driveway that offers ample parking for a number of cars and leads to a single garage. The property sits centrally in its flat plot, and benefits from lawns, which are edged by hedges. From the kitchen/dining room, you step onto a spacious deck, while a balcony extends across the back of the house, stretching from the sitting room to the principal bedroom. This balcony presents the perfect vantage spot to enjoy the far-reaching views across Haslemere.

Of note, the property features a separate annexe that offers an open-plan, multi-functional space, incorporating a kitchen, dining, living and sleeping area. Paired with a shower room, this annexe is an ideal retreat for guests or family members, ensuring privacy and independence.

Services

We are advised by our clients that the property has mains water and electricity, with mains drainage and mains gas-fired central heating.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale, including fitted carpets some blinds and selected fittings. All other items, such as garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Directions (GU27 2NG)

What3Words

House – laces.responses.uniform

Driveway entrance – surprise.bulky.kilt

Viewings

All viewings are strictly by prior appointment with Knight Frank.

Property information

Tenure: Freehold

Local Authority: Waverley Borough Council

Council Tax: Band G

EPC Rating: C



Approximate Gross Internal Floor Area

3232 sq ft / 300.3 sq m

Outbuildings: 740 sq ft / 68.8 sq m

Tota: 3972 sq ft / 369.1 sq m

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.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2023. Photographs and videos dated October 2023.

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