

Wyecroft, Hill Road, Haslemere, Surrey





An **outstanding and characterful** family home on a sought-after road, within a short walk of Haslemere train station.

Summary of accommodation

Entrance Hall | Drawing room | Dining room | Family room | Kitchen/breakfast room | Study with shower room attached | Utility room | Cloakroom

Principal bedroom with en suite bathroom | Four further bedrooms (one en suite) | Family bathroom

Four-car garage

Courtyard garden | Elevated flat lawn | Terrace

In all approximately 0.43 acres

Distances

High Street 0.4 miles, Haslemere Mainline Station 0.8 miles (London Waterloo 56 minutes)

Hindhead (A3) 3 miles, Godalming 9 miles, Guildford 15 miles, Chichester 20 miles, London 46 miles

(All distances and times are approximate)



Knight Frank Haslemere
1 West Street
Haslemere
GU27 2AB
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Aelish Paterson
01428 770567
aelish.paterson@knightfrank.com





Situation

Wyecroft is a substantial family home with an abundance of accommodation, situated in an extremely convenient location, within a short walk of the town and mainline station.

The town of Haslemere offers excellent shopping facilities for day-to-day needs, a choice of restaurants, pubs and coffee shops, along with a tennis club at the Haslemere Recreation Ground a short walk away, Haslemere Leisure Centre, and Haslemere Hall, the town's well-renown arts venue. 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.

There is an exceptional choice of schools in the area, including The Royal School and St. Ives in Haslemere, St. Edmund's and Amesbury at Hindhead as well as Brookham and Highfield in Liphook. Other schools include Charterhouse at Godalming, Barrow Hills and King Edward's at Witley and Cranleigh School slightly further afield.



Communications in the area are superb, with London approximately 45 miles away and the A3 at Hindhead and Milford giving 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 the benefit of multiple walking options including Swan Barn Farm just off the High Street, and Black Down, an area of approximately 965 acres of pine and heather covered forestry, owned by the National Trust, providing outstanding views and excellent opportunities for riding and walking. Further walks of note are the Hindhead Commons which were one of the National Trust's earliest acquisitions when it was formed in 1895.

Wyecroft

Located on one of Haslemere's most desirable addresses, the property benefits from a bright and elevated position overlooking the town boasting outstanding views.

The house was built in about 1908 and purchased by our clients in 2007. During their ownership, Wyecroft has gone through a complete internal renovation, with the most significant change being the kitchen/breakfast room, formerly seven rooms. This is now a wonderful open-plan space incorporating an extension featuring a vaulted family room and study/playroom with attached shower room. Notably, the Harvey Jones kitchen features an island, three-oven gas AGA with electric companion module, with extensive fitted cabinetry which includes a pantry unit, and wine fridge.

The house is elegantly proportioned and laid-out throughout; upon entering through its arched front door, one is greeted with a wide entrance hall featuring parquet flooring and a wood burning stove. To one side is the wonderful drawing room with triple aspect, a broad bay window and attractive seating area with oak shelving around a further wood burning stove. From here one can access the rear courtyard and garden lawn up a flight of stairs beyond via French doors. Further to the ground floor are a dining room with corner bay window, utility room, and cloakroom.



Notably our clients installed underfloor heating in the kitchen, family room and study/playroom, and in the principal bathroom.

Accommodation to the first floor is equally spacious and there are plentiful period features to be found including fireplaces, tall ceiling heights, and an attractive oak staircase and a corner bay window mirroring the one beneath. The majority of the five bedrooms enjoy far-reaching views, built-in wardrobes and large windows allowing the spaces to be filled with natural light. The principal bedroom suite – also reconfigured by our clients – boasts a large bedroom with a substantial window, plentiful built-in wardrobes, and en suite bathroom, with a separate bath and shower and with marble flooring and finishes. A further bedroom has a bathroom en suite, and there is a family bathroom.

Gardens and grounds

Wyecroft is entered via a five-bar electric gate onto a driveway with plentiful parking in addition to the large four-bay garage built by our clients. The house is approached up a flight of steps, with the outstanding terrace which covers the garage accessible to the right; this area is used for entertaining during the summer months and enjoys an expansive north-westerly view across Haslemere and beyond.



To the rear of the property is a courtyard garden, accessible from several sets of French doors within the property, the garden features an abundance of roses. The large flat garden above benefits from a seating area and a wonderful array of spring bulbs.

There is much additional storage with two sheds located around the property.

Agents' Note

An oak tree in the top garden is subject to a Tree Preservation Order (TPO).

Services

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

Viewings

All viewings are strictly by prior appointment with sole agent Knight Frank.

Directions

Postcode: GU27 2JP

What3Words: senior.spearhead.prep

Fixtures and Fittings

Only those mentioned in these sales particular are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Property information

Tenure: Freehold

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Band G

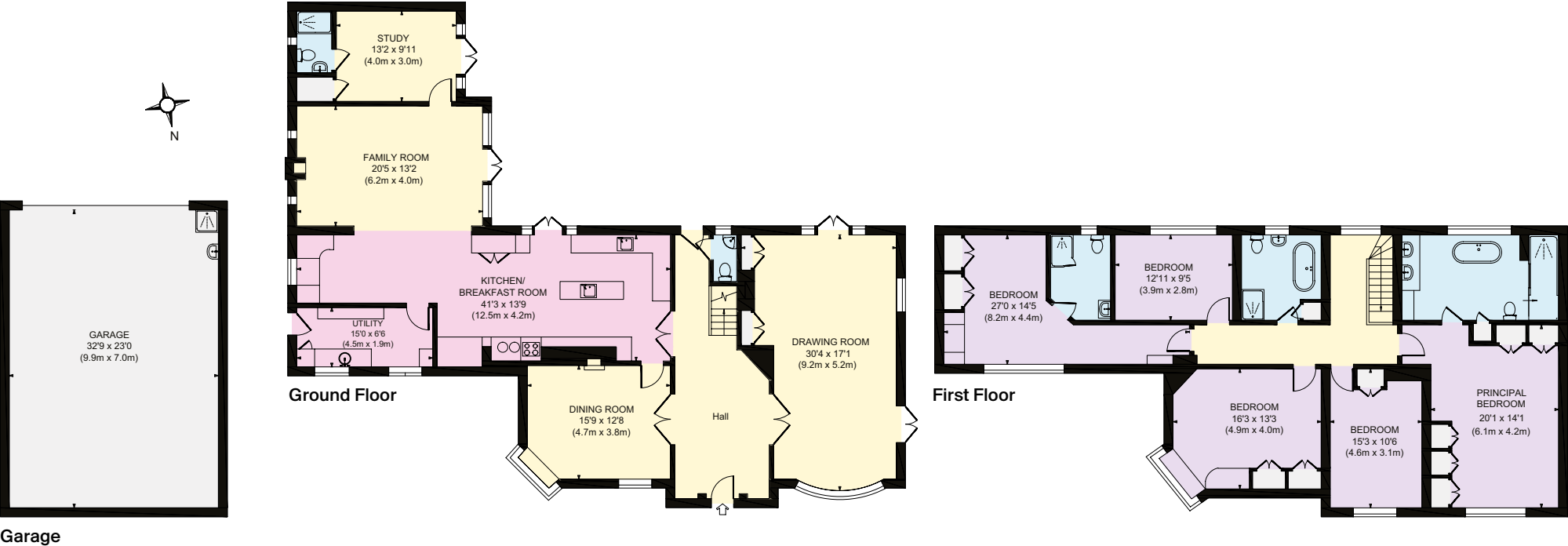
EPC Rating: D



Approximate Gross Internal Floor Area
Main House 3553 sq. ft / 330.09 sq. m
Garage 752 sq. ft / 69.86 sq. m
Total 4305 sq. ft / 399.95 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.

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



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2025. Photographs and videos dated January 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com