

Highercombe West, Haslemere, Surrey





A substantial wing of a country house with **brehtaking views** on one of Haslemere's finest addresses.

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Kitchen/breakfast/family/dining room | Snug | Rear hall | Boot room | Utility room | Two cloakrooms

First Floor: Principal bedroom with dressing room and en suite bathroom | Double bedroom | Study | Family bathroom
Annexe with sitting room en suite bathroom and large bedroom with its own side access

Second Floor: Two double bedrooms | Family bathroom

Cellar and games room

Tennis court | Swimming pool

Detached double garage | Pool house | Garden shed

Mature and well-established gardens

In all approximately 1.52 acres

Distances

Haslemere high street 0.9 miles, Haslemere mainline station 1.4 miles (London Waterloo 56 minutes)

Guildford 14 miles, Chichester 21 miles, London 45 miles

(All distances and times are approximate)



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Situation

Highercombe West is situated in a private and tucked-away location on one of the most sought-after roads in Haslemere.

Haslemere boasts excellent shopping options, restaurants, and recreational facilities, including a tennis club and the Haslemere Leisure Centre. The town's mainline station connects to London Waterloo in about 56 minutes, while larger shopping centres in Godalming and Guildford are easily accessible via the A286 and A3.

Communications are exceptional, with London just 45 miles away and the A3 providing routes to major transport hubs like Gatwick, Heathrow, and Southampton airports. Sporting opportunities abound, featuring golf courses, racing, polo, and sailing. Additionally, the nearby Black Down, a National Trust property, offers stunning landscapes and outdoor activities across its 965 acres of woodlands.



The property

Constructed we believe in the 1890s and divided into two post war, Highercombe West presents as an outstanding family home perfectly blending modern amenities and period features which include tall ceilings heights and open fires.

During their ownership, our clients have made significant enhancements to the house, most notably being the wonderful kitchen/family/dining room which gives way to an exceptional easterly view beyond the lawned gardens accessed via large sliding door panels which seamlessly become one. Upon entering this space, one is taken with wide entrance hall framed by the striking, fluted, curved walls, and the immediate convenience of boot room to the right side. Directly ahead is the bespoke oak kitchen with island with a granite top, AGA, pantry, and plentiful storage. To the left of the kitchen is the expansive living and dining area, lined with built-in cabinetry, which is wonderfully suited to family gatherings and entertaining. Hidden behind the kitchen is the utility room with a beautiful oak countertop. Further to the ground floor are a large, rectangular drawing room with an Jetmaster open fire and large bay window, a snug which also features a Jetmaster, rear entrance hall, and cloakroom.





To the first and second floors are the bedroom and annexe accommodation. The principal bedroom with en suite bathroom and dressing room is a wonderful large square space, with a captivating picture window directly ahead on entering. Further are a double bedroom with plentiful built-in wardrobes, and a study. Of particular note to this floor is the annexe, accessible from this floor or with its own private entrance, it is a wonderfully versatile suite of rooms which feature a large sitting room with glorious bay window and extensive built-in wardrobes, and en suite bathroom, and via a secret door, the bedroom which is flooded with light and features a further impressive window and engineered oak flooring. To the second floor are two further good-sized double bedrooms with a family bathroom.

Outside

Highercombe West is approached via a private no-through lane, with plentiful parking to the front and further parking via a separate private driveway to its double garage.

The gardens and grounds are a particularly special feature of the property and are perfect for an active family, all with the backdrop of the most astounding south-easterly views. There is a tennis court, and our clients added the swimming pool during their ownership. The swimming pool is heated via air-source heat pump, swim jet/counter current machine and located nearer the house and was designed to be enjoyed with an infinity effect. There is also a small belt of woodland, much enjoyed by our clients and their children over the years, which also features a tree house in need of repair.

The gardens are mainly laid to lawn and are bordered by mature trees and hedging. Trees and plants of note are a tobacco tree, tulip tree, a large copper beech, a magnolia, a cherry blossom, and a small orchard featuring apples and plums.

Services

We are advised by our clients that the property has mains water, electricity, private drainage (septic tank) shared with its neighbour located within Highercombe West's curtilage, and gas-fired central heating.



Viewings

All viewings are strictly by prior appointment with Knight Frank.

Directions

Postcode: GU27 2LH

What3Words: Head of the driveway: launched.exits.little

House: triangles.shell.cucumber

Fixtures and fittings

Only those mentioned in these sales particulars 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

Council Tax: Band G

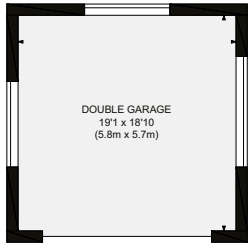
EPC Rating: D



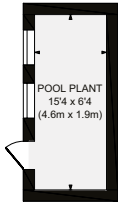
Approximate Gross Internal Floor Area
Main House 5236 sq. ft / 486.48 sq. m
Garage 361 sq. ft / 33.52 sq. m
Outbuildings 253 sq. ft / 23.49 sq. m
Total 5850 sq. ft / 543.49 sq. m

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.

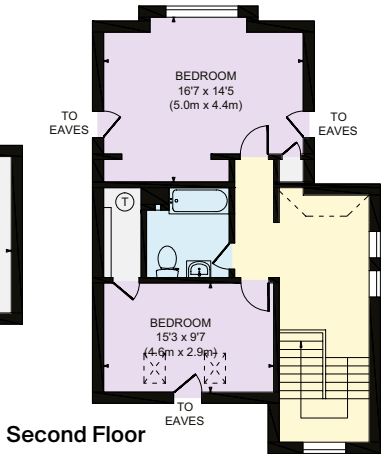
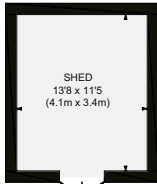
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



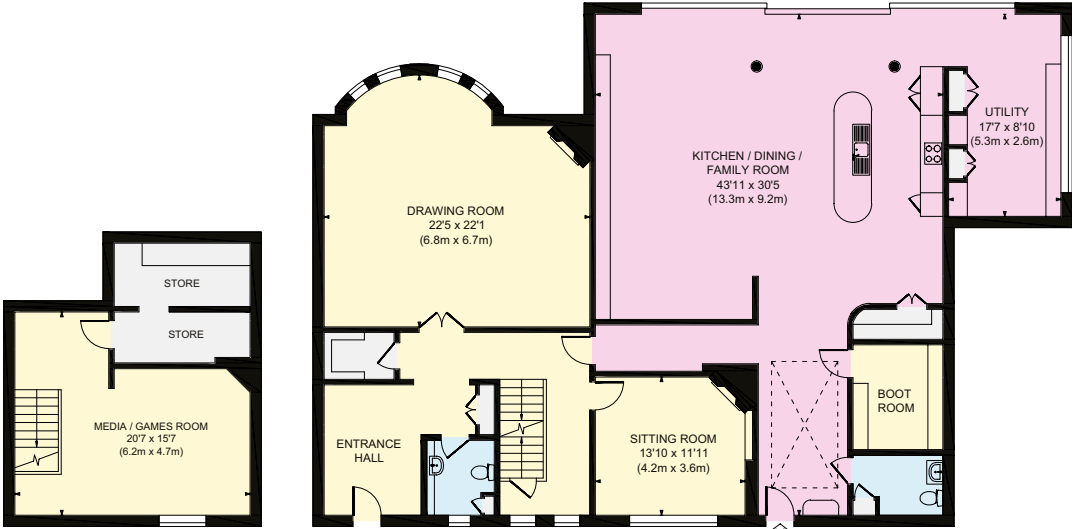
Garage



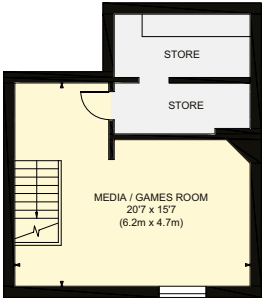
Outbuildings



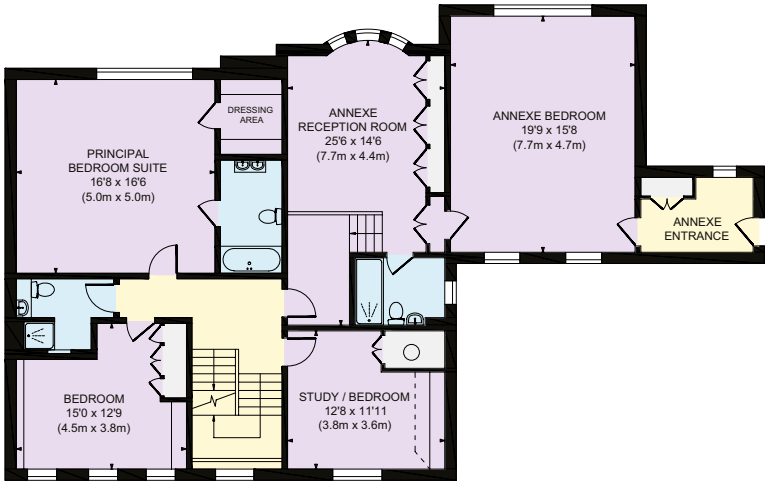
Second Floor



Ground Floor



Lower Ground Floor



First Floor

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 February 2025. Photographs and videos dated January 2025.

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