

West Highlands

Haslemere, Surrey





An exceptional wing occupying a commanding position on the edge of Haslemere town.

Haslemere High Street 0.75 miles, Haslemere Station 1 mile (London Waterloo 56 minutes
Godalming 8.5 miles, Guildford 15.5 miles, London 45 miles
(All distances and times are approximate)



7



4



3

Summary of accommodation

Entrance hallway | Drawing room | Dining room | Morning room | Kitchen/breakfast room | Family room | Boot room | Laundry room | Two cloakrooms | Cellar

Principal bedroom with dressing room and en suite bathroom | Guest bedroom en suite | Five further bedrooms | Two bathrooms | Store room

Detached double garage with hobbies room | Children’s playground area

Mature gardens and grounds with tennis court

In all about 1.353 acres

Situation

West Highlands is situated on one of the most sought-after roads in the town of Haslemere. Nestled in the hills on the edge of the South Downs, the town offers an excellent range of cafes, boutique shops and supermarkets, providing most things needed for day to day living. There is also a tennis club, The Haslemere Leisure Centre and a mainline train station, with services to London Waterloo taking approximately 56 minutes. More comprehensive shopping facilities are available in the nearby towns of Godalming and Guildford.

There is an excellent choice of schools in the area, including The Royal Senior School and St. Ives in Haslemere, St. Edmund's, The Royal Junior School and Amesbury at Hindhead and Highfield School in Liphook. Other schools in the area include Charterhouse at Godalming and Barrow Hills at Witley.

Communications are excellent, with London being within approximately 45 miles by road, with the A3 at Hindhead giving access to the south coast, the M25 and Heathrow, Gatwick and Southampton airports.

Sporting facilities in the area include golf at Hindhead, Liphook and Chiddingfold, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester. The surrounding countryside provides excellent opportunities for walking and riding.



The property

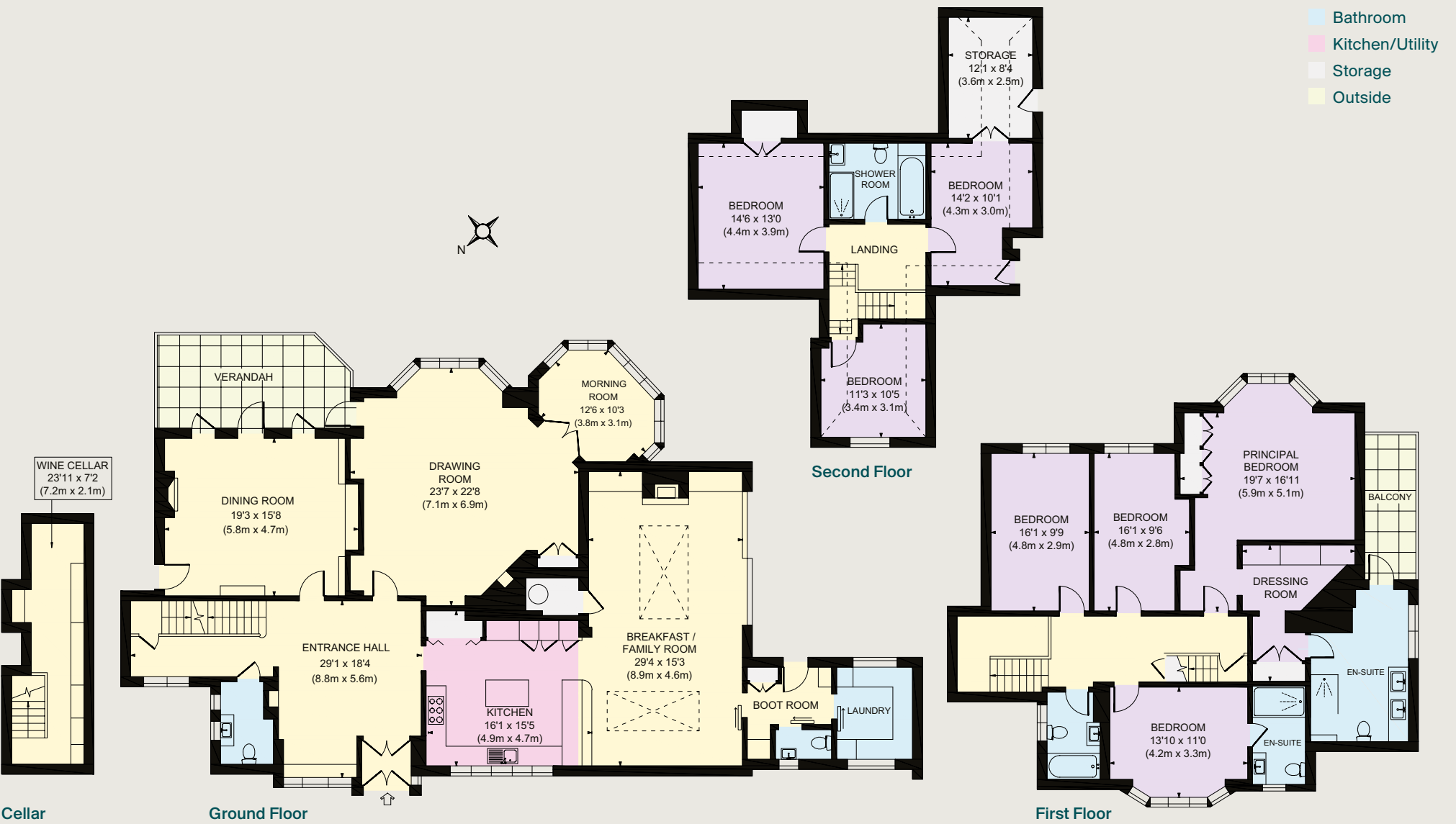
West Highlands comprises the principal portion of a large Victorian country house. Believed to have been built in 1875, the property was subsequently divided in 1955. West Highlands boasts the large reception rooms of the original house, as well as an open aspect, which, coupled with large windows, allow the property to be flooded with natural light throughout the day.

Since taking ownership, our clients have created an exceptional kitchen/breakfast/family room to the southern elevation, by incorporating several rooms with a new extension. This space features large, glazed doors leading to the sun terraces and gardens beyond.





Approximate Gross Internal Floor Area
4341 sq. ft / 403.29 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.

Gardens and Grounds

The gardens of West Highlands are of particular note as they were designed in 1915 by the well-known garden designer, Gertrude Jekyll, and are noted in the most prominent book of her work as ‘Garden 125’. The gardens immediately surrounding West Highlands are primarily flat with open sun terraces, and then drop away in tiers towards a large flat area of garden to the southern boundary. These terraces have been thoughtfully planted and well maintained by the current owners, giving a riot of colour throughout the year.

The grounds themselves are incredibly private, being bounded by a good mixture of mature specimen trees beyond which, during the winter months, there are exceptional views over the Surrey and West Sussex countryside.



Property Information

Services

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

Viewings

All viewings are strictly by appointment with the joint sole selling agents.

Local Authority

Waverley Borough Council

Council Tax

Band G

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.

Council Tax

Band G

EPC

C

Directions

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What3Words: loving.reworked.definite





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