



Quartermaine, Haslemere, Surrey

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An attractive wing **occupying an exceptional position** with far-reaching views towards Blackdown.

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## Summary of accommodation

Entrance hallway | Drawing room | Sitting room | Kitchen/breakfast room | Study | Utility/cloakroom

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

Sun terraces | Garage | Formal lawns and gardens

Gardens and grounds

In all about 1.14 acres

## Distances

Haslemere High Street 2.3 miles , Haslemere station 1.8 miles (London Waterloo 56 minutes)

Godalming 11 miles, Guildford 17 miles, London 45 miles

(All distances and times are approximate)



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## Situation

Quartermaine is situated on a highly sought-after road on the edge of Haslemere. The town offers an excellent range of cafes and boutique shops (including a Waitrose supermarket), 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, 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 property

Quartermaine comprises a portion of a large Victorian country house, which we believe was built in 1896. The property was subsequently divided, giving us the three family houses we see today. The property offers well-proportioned accommodation over three floors, with the principal rooms enjoying breathtaking, uninterrupted views towards Blackdown to the south.

The property benefits from a spacious entrance hallway providing access to the study, utility room, the drawing room and to the heart of the home, the kitchen/breakfast room. The kitchen is welcoming with space for a large kitchen table and opens onto a private garden, surrounded by mature hedging. The kitchen also seamlessly connects to the family room, however this room would also make a perfect playroom.







To the first floor, the principal bedroom suite is triple aspect with views across Blackdown, built-in storage and an en suite shower room. The two other bedrooms on this floor are doubles with use of the family bathroom. The fourth double bedroom is on the second floor and benefits from an en suite bathroom, as well as the incredible southerly views.





## Gardens and grounds

A real highlight of the property are the beautiful far-reaching views which are enjoyed from the sun terrace. This wonderful space is enhanced by Wisteria, roses and climbing Hydrangea. Steps lead down to the first terraced lawn, with further steps leading you down the garden. Filled with roses, mature trees and shrubs, the gardens are tranquil and private.

Quartermaine is approached via a gravel driveway that leads directly to the front of the property, offering ample parking for several cars. Enhancing the property's appeal is an attractive brick garage available for additional parking and storage purposes. The garage also benefits from a veranda and a climbing rose; a perfect suntrap for sitting and enjoying the view.

## Services

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

## Fixtures and fittings

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

## Viewings

All viewings are strictly by appointment with the sole agents.

## Directions (GU27 IHF)

**What3Words:** crossword.extra.assorted

## Property information

**Tenure:** Freehold

**Local Authority:** Waverley Borough Council

**Council Tax:** Band H

**EPC Rating:** D





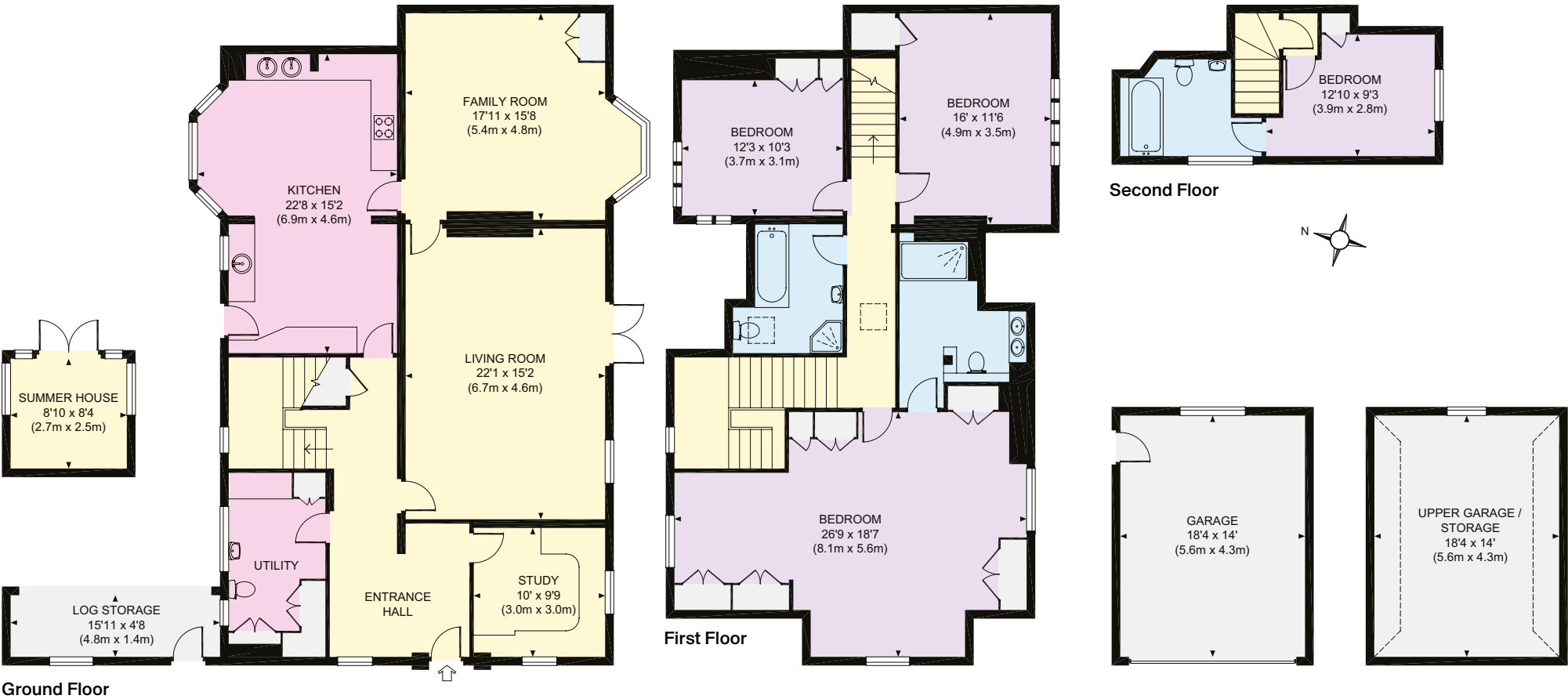




Approximate Gross Internal Floor Area  
2705 sq ft / 251.3 sq m  
Outbuildings: 583 sq ft / 54.1 sq m  
Total: 3288 sq ft / 305.4 sq m

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.

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Particulars dated January 2024. Photographs and videos dated July 2023.

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