

Holdfast Cottage

Haslemere Surrey





An outstanding Grade II listed family house in just over 11 acres, with a tennis court on the edge of Haslemere town.

Haslemere High Street 1.5 miles, Haslemere Mainline Station 1.8 miles (London Waterloo 49 or 52 minutes), Guildford 13 miles, Chichester 22 miles, London Heathrow Airport 36 miles, London 45 miles
(Distances and times approximate).


5-7


3


6

Summary of accommodation

Entrance hall | Drawing room | Family/playroom | Kitchen/Breakfast room | Dining room | Utility room | Cloakroom

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

‘Den’, Bonus loft room (with potential for conversion to further bedroom and en suite bathroom)

Outbuildings, Garden and Grounds

Double garage with study above | Tennis court | Garden stores | Formal gardens | Paddocks | Woodland | Terrace

In all about 11.29 acres

Situation

Holdfast Cottage is situated on a highly sought-after and quiet road on the outskirts of Haslemere, with excellent access to local amenities either a short drive by car, or via a direct walk through Swan Barn Farm, a National Trust property onto Haslemere high street.

For the commuter, Haslemere train station provides fast rail services direct to London Waterloo with the journey taking approximately 52 minutes. By road, the A3 can be accessed at either Hindhead or Milford with the dual carriageway providing access to the national motorway network via junction 10 of the M25 and beyond to Heathrow and Gatwick airports.

Haslemere is well served educationally, with an excellent choice of schools in the area, including Grayswood CoE Primary School, St Bartholomew's CoE Primary School, St Ives in Haslemere; St Edmund's and Amesbury at Hindhead, and Brookham and Highfield Schools in Liphook. Other schools in the area include Cranleigh School, Charterhouse in Godalming, and Barrow Hills and King Edwards at Witley.

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. Haslemere has the added benefit of being bounded to the south by Black Down Park, an area of some 965 acres of ancient woodland owned by the National Trust, and home to excellent walks and rides.



The Property

Holdfast Cottage presents as a charming family home dating from approximately 1540 with later extensions added over the years. During our clients' ownership they have significantly remodeled both the ground and first floors, enhancing the flow and practicality of the house to suit their young family. The house abounds in period charm featuring an inglenook fireplace, exposed beams, leaded light windows, and fish scale hung tile upper elevations. Following our clients' renovations, the property has an entirely new central heating and hot water system with a modern gas boiler and has been re-wired throughout.

The ground enjoys an abundance of well laid-out accommodation. Upon entering the house via the large covered oak porch, one is greeted by an elegantly proportioned entrance hall with a wood burning stove and limestone flooring. Adjacent is the wonderful drawing room with a substantial inglenook fireplace with a small bench seat on one side, a dual aspect featuring some of the leaded light windows, and sisal carpets. Beyond is the living room and playroom, with a further fireplace and wood burning stove, a bay window allowing one to further appreciate the surrounding garden views and well-placed storage cupboards. The kitchen/breakfast room is the heart of the home featuring an AGA, new Devol kitchen with quartz tops throughout, an island with plentiful storage and integrated electric oven with induction hob. Sash windows and large glass doors to the north and west allow the room to be filled with light throughout the day, and the room additionally benefits from a double Belfast sink, further storage and a pantry. Further to the ground floor are the dining room, and adjacent to the garage a utility room and WC.





Gardens and Grounds

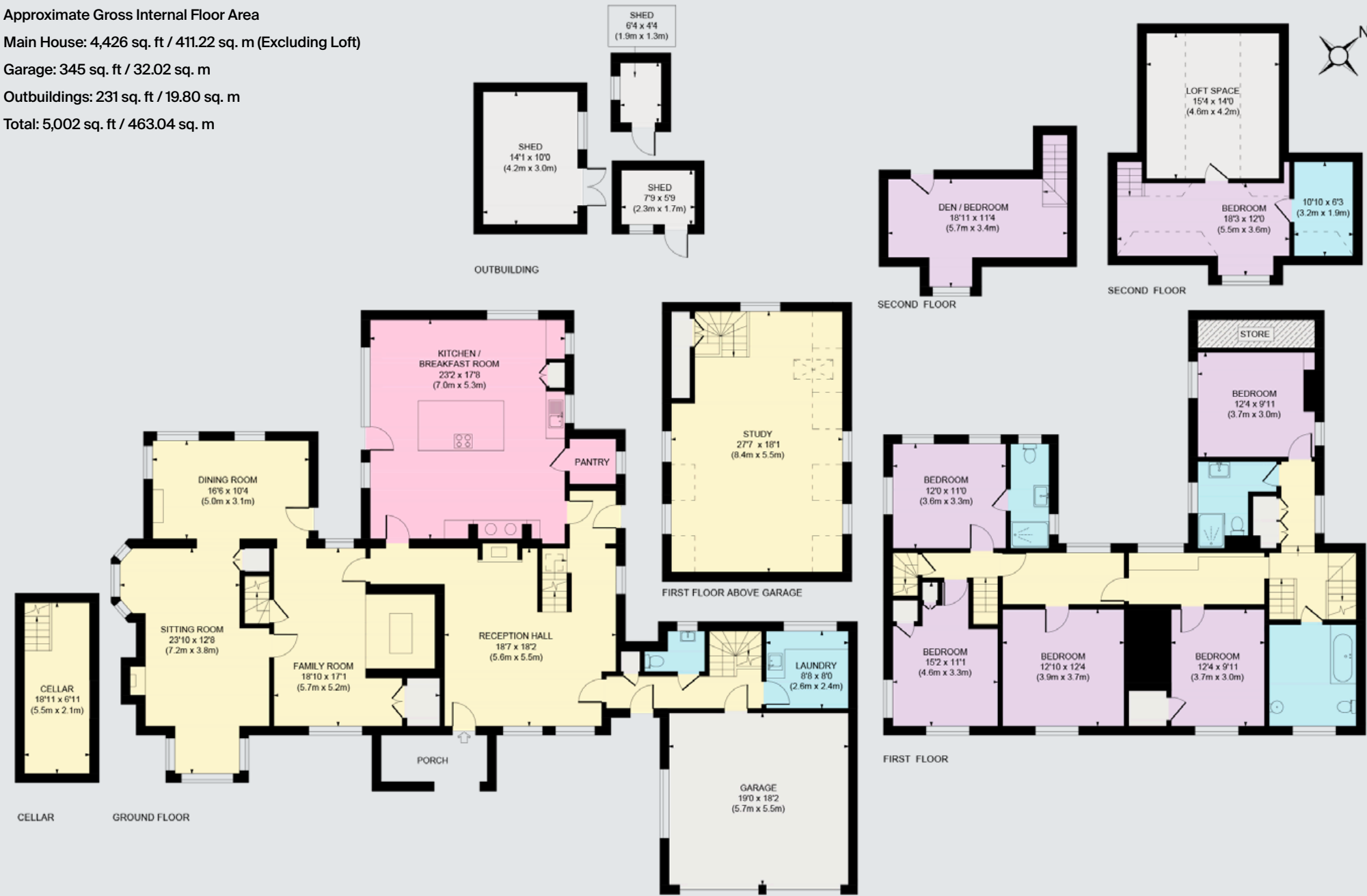
A real highlight to the property is the large land holding commanded by Holdfast Cottage and its associated amenities given its proximity to the town. The flat, formal gardens lie predominantly to the southwest of the property, with the tennis court being located also on this side; furthermore there is a decked terrace to the rear, in all perfect for children's games and outdoor entertaining. Our clients installed tall estate fencing surrounding the main garden to great effect whilst enjoying its practical benefits. There is also a charming brick paving around the house, and there are plentiful mature trees which include oaks, walnut, beech, strawberry, and attractive borders. The lawn also benefits from an automatic sprinkler system.

Holdfast Cottage also owns a field adjoining Holdfast Lane, and further land across the stream, this consists of grazing land in approximately 8 acres.

There is a mobile stable block (available by separate negotiation), two field shelters, and several paddocks fenced with single post and rail and Equimesh.

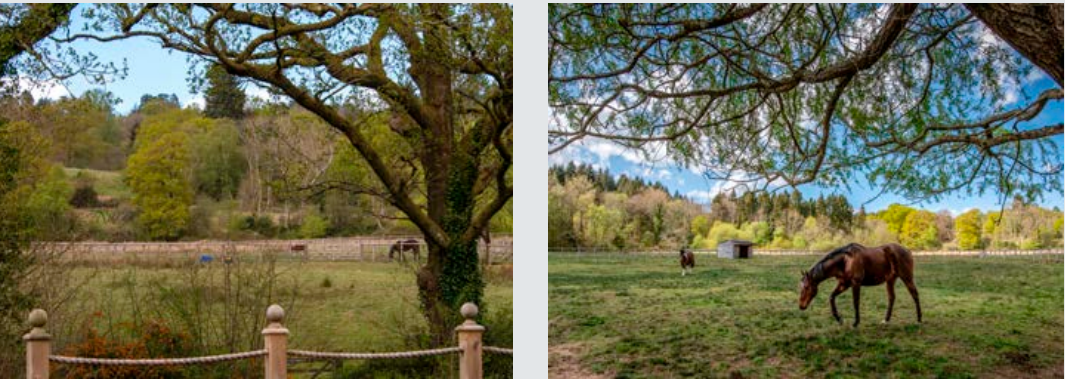
FLOORPLANS

Approximate Gross Internal Floor Area
Main House: 4,426 sq. ft / 411.22 sq. m (Excluding Loft)
Garage: 345 sq. ft / 32.02 sq. m
Outbuildings: 231 sq. ft / 19.80 sq. m
Total: 5,002 sq. ft / 463.04 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.

PROPERTY INFORMATION



Property Information

Agent's notes

1. We are advised by our clients that there is planning permission ref. WA/2022/02211 for the change of use of land to private equestrian together with the construction of an equestrian arena and associated works; erection of stable block tack room and hay barn reference at www.waverley.gov.uk or for further information, contact the agent.

2. We are advised by our clients that there is planning permission ref. WA/2021/01423 for the erection of extensions with associated works

3. Please note the location of the footpath on the landplan shown in these particulars.

Services:

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

Tenure:

Freehold.

Local Authority:

Waverley Borough Council
01483 523 333

Council Tax:

Band H

EPC:

Band E

Postcode:

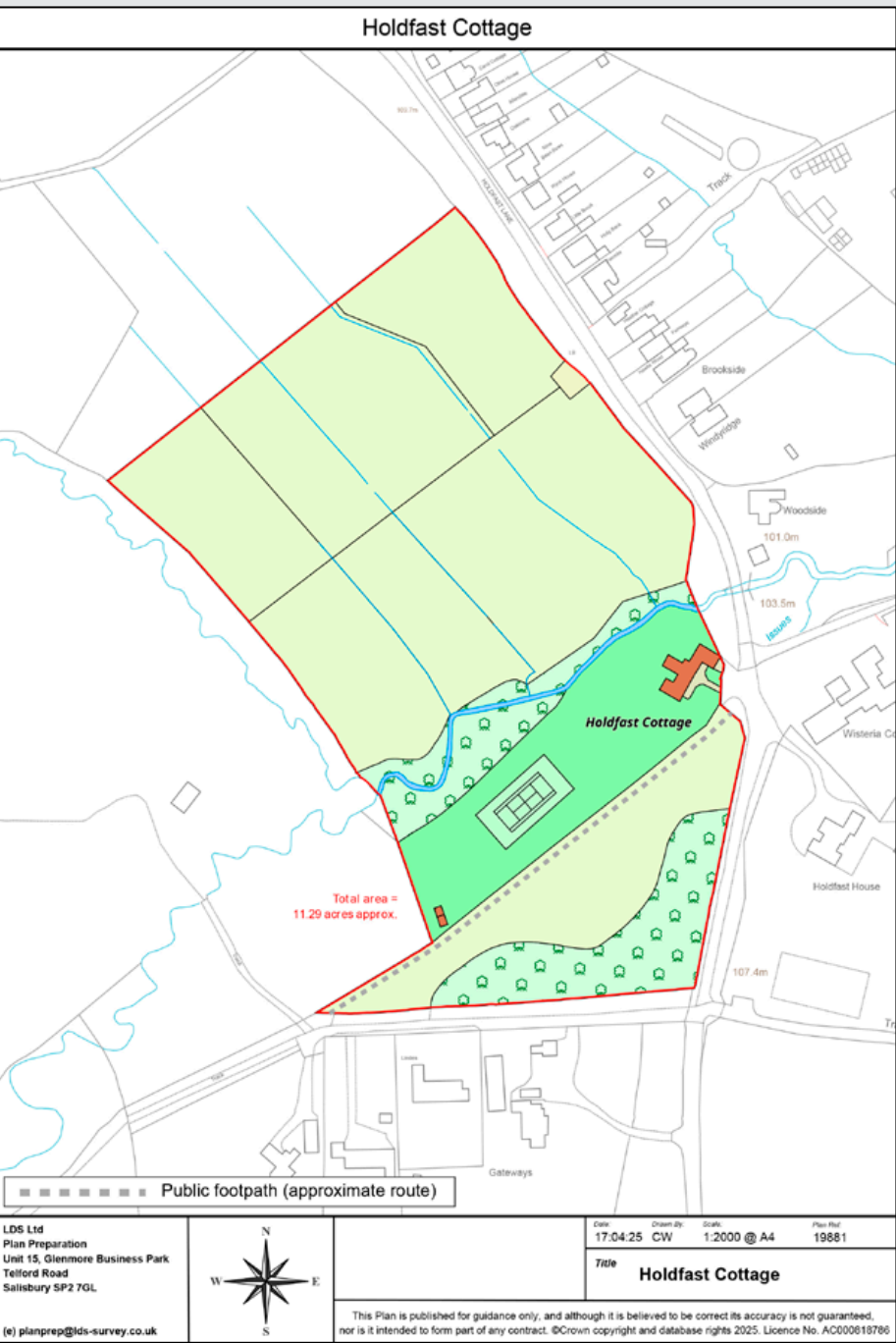
GU27 2EY

what3words:

///gazes.wonderfully.promotes

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





Haslemere
1 West Street
Haslemere, Surrey
GU27 2AB

Aelish Paterson
01428 770 567
aelish.paterson@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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 May 2025. Photographs and videos dated April 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.