



DOVECOTE HOUSE

35 Courts Hill Road, Haslemere, Surrey



IMMACULATE FAMILY HOME IN PRIVATE MATURE GROUNDS

An immaculately presented family home, Dovecote House provides well-proportioned accommodation set within mature and private grounds of about 0.44 acres.



Local Authority: Waverley Borough Council

Council Tax band: H

Tenure: Freehold



LOCATION

The property is ideally located within walking distance of Haslemere town, local shops, and the mainline station, with trains to London Waterloo in approximately 56 minutes. Haslemere offers excellent shopping, dining, pubs, coffee shops, a tennis club, and a leisure centre, with further facilities in nearby Godalming and Guildford.

Road connections are excellent, with the A3 providing access to London, the M25, and Gatwick, Heathrow, and Southampton airports. Sporting opportunities include golf at Hindhead, Liphook, Cowdray Park, and Chiddingfold, racing at Goodwood and Fontwell, polo at Cowdray Park, and sailing at Frensham Ponds and Chichester.

The surrounding countryside, largely National Trust land, offers superb walking, cycling, and riding, including Black Down and The Devil's Punch Bowl.





DOVECOTE HOUSE

Dovecote House is an immaculately presented family home, set within mature and private grounds. Accessed via timber electric gates, a parking area provides space for numerous cars, while a detached double garage with additional storage sits nearby.

Inside, the ground floor offers a wonderful through-flow of living spaces centered around a vaulted atrium. The kitchen/breakfast room is a particular highlight, with a modern bespoke kitchen and a breakfast area set in the conservatory, opening directly onto sun terraces and the gardens beyond.

To the rear, sun terraces extend from the house to the formal lawns, all surrounded by mature greenery, offering excellent privacy.







PROPERTY INFORMATION

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

Fixtures & fittings: Only those mentioned in these sales particulars are included in the sale, including fitted carpets some blinds and selected fittings. All other items, such as garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewings: All viewings are strictly by prior appointment with Knight Frank.



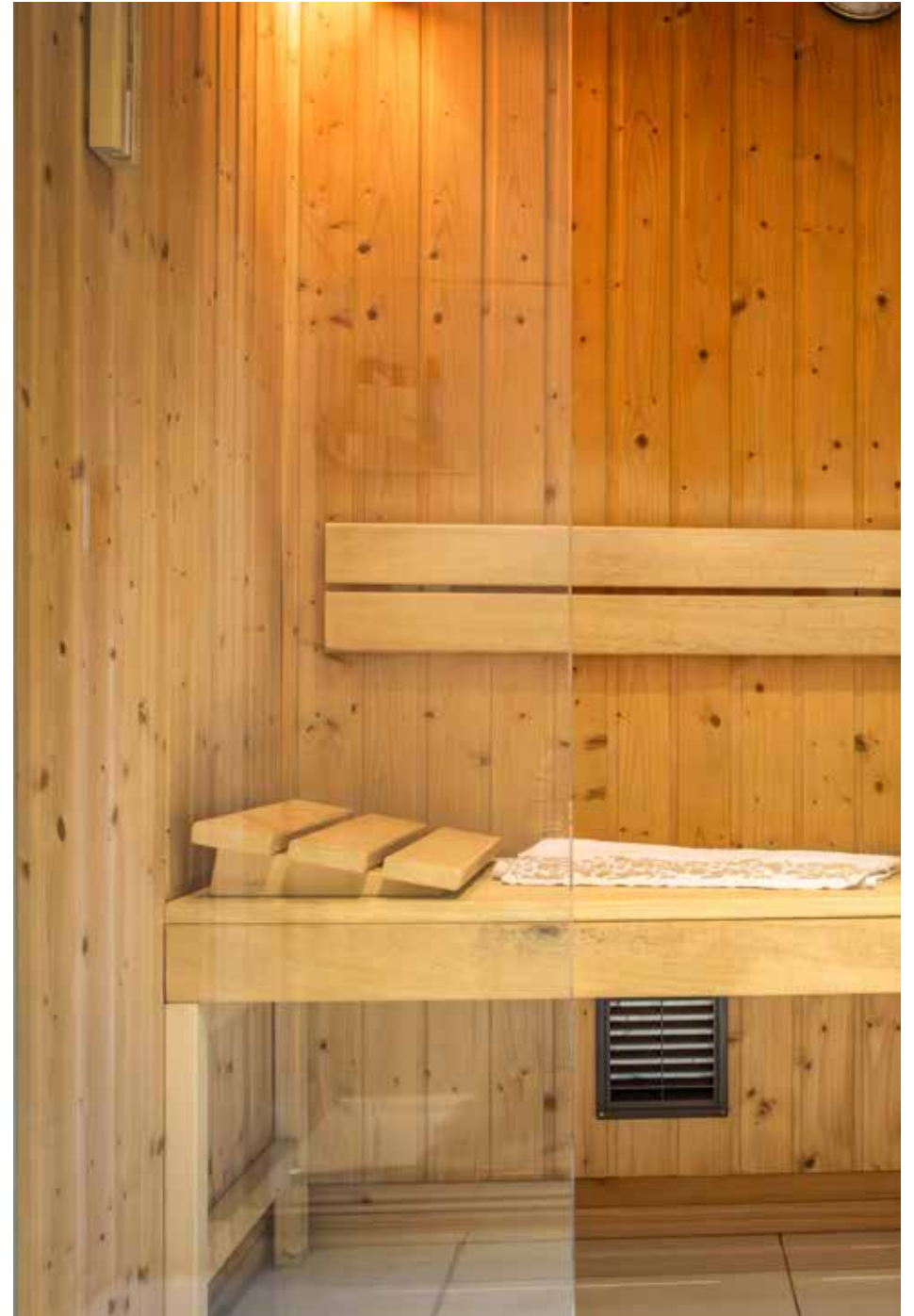




UPSTAIRS

The principal bedroom suite is truly exceptional, featuring a vaulted ceiling and a large Juliet balcony that floods the room with natural light, creating a bright and airy retreat. It is complemented by a dedicated dressing area and a generous en suite bathroom, offering both style and comfort.

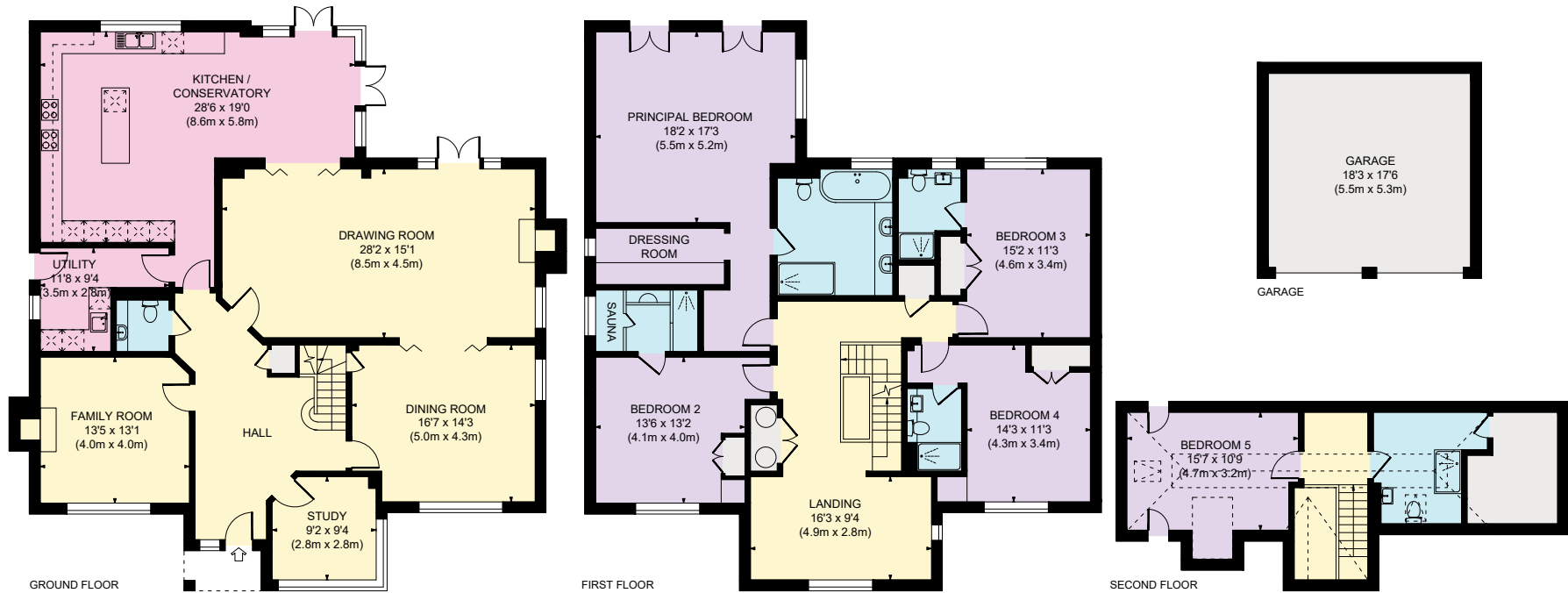
The upper floor comprises five well appointed bedrooms, a sauna suite, and a stunning gallery landing, all contributing to a sense of refined living throughout the home.





Approximate Gross Internal Area

Main House 3916 sq. ft / 363.85 sq. m
Garage 320 sq. ft / 29.74 sq. m
Total 4236 sq. ft / 393.59 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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