

THE PRIVATE OFFICE :  
REAL ESTATE



# REYNARDS WOOD



# Reynards WOOD

Set behind a long, winding private driveway and positioned in one of Haslemere's most secluded and desirable settings, Reynards Wood is a substantial country house extending to over 7,500 sq ft, enjoying magnificent far-reaching views across its own grounds and the surrounding Surrey countryside.

Occupying approximately ten acres, the property combines the scale, character, and presence of a classic country residence with exceptional family living and entertaining space. The striking white rendered façade sits beautifully within its landscape, creating a sense of arrival that is both impressive and understated, while the mature grounds provide an exceptional level of privacy and tranquillity.

Approached through sweeping lawns and established woodland, the house enjoys a commanding position within its estate, with beautifully landscaped gardens, expansive terraces, and open areas of parkland-style grounds that enhance its connection to the surrounding countryside. Designed to accommodate both everyday family life and large-scale entertaining, Reynards Wood offers a rare combination of elegance, practicality, and seclusion, all within easy reach of Haslemere's excellent amenities and transport connections.







# The MAIN HOUSE

At the heart of the home is a generous kitchen and breakfast room, thoughtfully designed for modern family life and everyday entertaining. This welcoming space opens directly onto extensive terraces, creating a seamless connection between the interior and the beautifully landscaped gardens beyond. Four elegant reception rooms provide a superb balance of formal and informal living accommodation, offering exceptional versatility for family gatherings, entertaining guests, or quiet relaxation.

Each room enjoys an abundance of natural light, with large windows framing attractive views across the surrounding grounds and gardens, further enhancing the sense of space, comfort, and connection to the countryside setting.























## The ACCOMMODATION

The principal bedroom suite enjoys an elevated position within the house, commanding beautiful views across the gardens and surrounding countryside. Thoughtfully designed as a private retreat, it features a well-appointed dressing area and a luxurious en suite bathroom, creating an elegant and peaceful sanctuary away from the main living spaces. Large windows flood the room with natural light, further enhancing the sense of space and connection to the surrounding landscape.

In total, the house provides five bedrooms and four bathrooms, offering generous and versatile accommodation that is ideally suited to modern family life. The layout has been carefully arranged to provide both privacy and flexibility, with ample space for family members, visiting guests, or those seeking dedicated home office or hobby rooms. Together, the bedroom accommodation combines comfort, practicality, and refined country house living in equal measure.













# The LAND & GARDENS

Beyond the main residence, the estate is exceptionally well equipped and perfectly arranged for a country lifestyle. A separate two-bedroom cottage provides excellent ancillary accommodation, ideal for guests, staff, or multi-generational living, while maintaining privacy from the main house. The grounds offer an impressive range of leisure and equestrian facilities, including a heated swimming pool, tennis court, paddock, and stables, all set within approximately ten acres of beautifully maintained grounds. Together, these amenities create a rare opportunity to enjoy a private and self-contained country estate, combining lifestyle, recreation, and practicality in an exceptional setting.

The grounds are a particular highlight, combining formal gardens, mature woodland and open areas of land to create a wonderfully private environment with a genuine sense of escape. Despite its peaceful setting, Reynards Wood remains exceptionally well connected, with Haslemere station providing direct services to London Waterloo in under an hour and the A3 offering swift access to London, the South Coast and the wider motorway network.

A rare opportunity to acquire a significant family home in one of Surrey's most sought-after locations, offering privacy, scale, outstanding views and excellent accessibility in equal measure.























## The AREA

Haslemere is widely regarded as one of Surrey's most desirable market towns, renowned for its charming character, excellent amenities, and outstanding access to the surrounding countryside. Situated within the picturesque Surrey Hills Area of Outstanding Natural Beauty, the town offers an exceptional balance of rural living and modern convenience. Its attractive High Street is home to an excellent selection of independent boutiques, cafés, restaurants, and everyday amenities, while a number of highly regarded schools in both the state and private sectors contribute to its enduring appeal for families.

The area is surrounded by some of the finest walking, cycling, and riding countryside in the South East, including Black Down, the Devil's Punch Bowl, and the South Downs National Park. Despite its peaceful setting, Haslemere benefits from excellent transport connections, with regular rail services to London Waterloo in approximately 50 minutes and convenient access to the A3, providing links to London, the South Coast, and the wider motorway network. This combination of natural beauty, strong connectivity, and a thriving community has established Haslemere as one of Surrey's most sought-after residential locations.



# THE PRIVATE OFFICE REAL ESTATE

Reynards Wood, Woolmer Hill Road, Haslemere

Gross Internal Area (Approx.)

Main House = 415 sq m / 4,467 sq ft

Garages = 30 sq m / 322 sq ft

Cottage (incl. Garage) = 182 sq m / 1,959 sq ft

Outbuildings = 73 sq m / 785 sq ft

Total Area = 700 sq m / 7,533 sq ft

Outdoor Swimming Pool = 69 sq m / 742 sq ft



# THE PRIVATE OFFICE REAL ESTATE



Reynards Wood, Woolmer Hill Road, Haslemere

Gross Internal Area (Approx.)

Main House = 415 sq m / 4,467 sq ft

Garages = 30 sq m / 322 sq ft

Cottage (incl. Garage) = 182 sq m / 1,959 sq ft

Outbuildings = 73 sq m / 785 sq ft

Total Area = 700 sq m / 7,533 sq ft



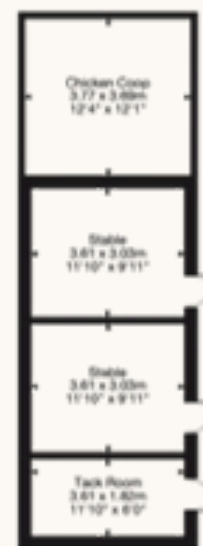
Garage



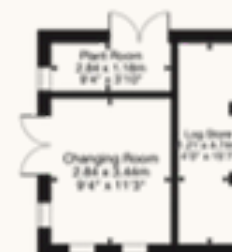
Garage



Outbuilding



Stable Block



Outbuilding



# THE PRIVATE OFFICE REAL ESTATE

07301 289016  
@SUPERPRIMESURREY  
TK@THEPRIVATEOFFICERE.COM  
WWW.THEPRIVATEOFFICERE.COM

To arrange a viewing or for more  
information please contact Tevor  
Kearney at The Private Office : Real  
Estate

THE BOATHOUSE  
MILLBROOK  
GUILDFORD  
GU1 3XJ