

17 Derby Road, Haslemere, Surrey



A spacious detached family home with self-contained annexe, situated within one of Haslemere's most convenient locations.

Location

The property is conveniently located within a short walk of the mainline station and benefits from terraced, level gardens and grounds, ideal for families with young children. Haslemere offers an excellent range of amenities, including independent shops, supermarkets, restaurants, cafés and pubs, as well as a tennis club and The Herons Leisure Centre.

Haslemere's mainline railway station provides regular services to London Waterloo in approximately 56 minutes. More extensive shopping and leisure facilities can be found in the nearby towns of Godalming and Guildford, both readily accessible via the A286 and A3.

The area is particularly well regarded for its excellent educational provision, with highly respected schools including St Ives in Haslemere, St Edmund's and Amesbury in Hindhead, and Highfield and Brookham in Liphook. Other notable schools in the area include Charterhouse in Godalming, Barrow Hills and King Edward's in Witley, and Cranleigh School slightly further afield.

Haslemere also benefits from its proximity to Blackdown, a National Trust-owned area of approximately 965 acres of ancient woodland, offering superb walking, riding and outdoor recreational opportunities amidst beautiful countryside.



5



5



3



2

0.36
acres

EPC

C



Distances

Haslemere High Street 0.6 miles, Haslemere Station 0.4 miles (London Waterloo 56 minutes), Godalming 9.5 miles, Guildford - 17 miles (London Waterloo 54 minutes), London 40 miles. (Distances and times are approximate)

17 Derby Road

This detached 5 bedroom property with a self-contained one bedroom annexe, is a quintessential “Haslemere House” built by the renowned Chapman, Lowry, and Puttick, one of the most respected builders in the town’s history. The current owners have extended and improved the property to provide 5,230 sqft of living space including a self-contained one-bedroom annexe, which has its own front door and patio garden, which can also be used as a separate study or living space.

The house is approached via a gravel driveway, which includes a double garage and ample parking for several cars. The attractive façade is matched by the property’s characterful interior. The entrance hall showcases exceptional joinery, leading to a welcoming kitchen that opens into an impressive dining/living room with sliding panelled doors to two terraces. Additionally, there is a sitting room with wood burner and a further family room with a wall mounted gas-fire feature.

The internal annexe can serve as either extra accommodation or a separate living space. Upstairs, all five bedrooms boast ensuite facilities. A concealed semi-fixed wooden staircase provides access to the top floor, currently used as an office but suitable to use as an additional bedroom/games room.





Garden and Grounds

The gardens enjoy a southerly aspect and extend to 0.38 acres, featuring a variety of mature trees and borders that add colour and form throughout the year.

Property Information

Tenure Freehold.

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

Local Authority & Council Tax Band Waverley Borough Council. Band G

Energy Performance Certificate Rating: Band C

Postcode GU27 1BS

Viewings

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



Approximate Gross Internal Floor Area

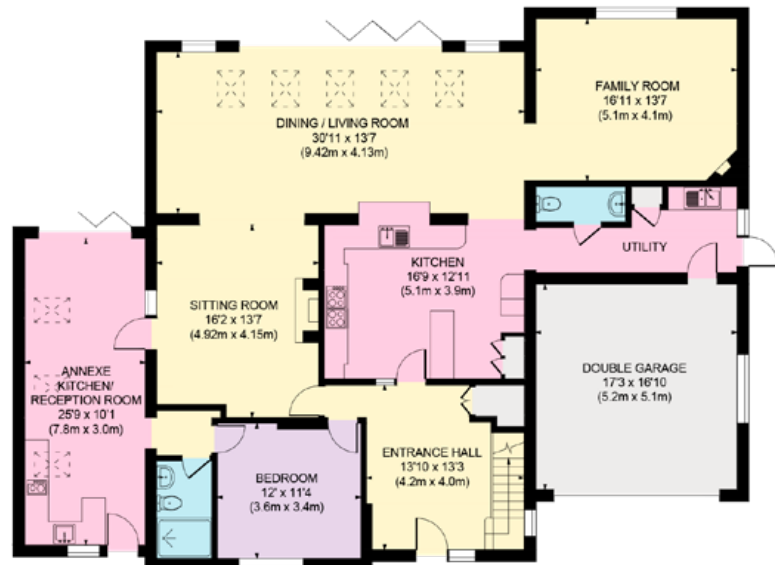
Ground Floor: 2,292 sq ft / 212.9 sq m

First Floor: 1,648 sq ft / 153.1 sq m

Second Floor: 1,044 sq ft / 97.0 sq m

Outbuilding: 246 sq ft / 22.8 sq m

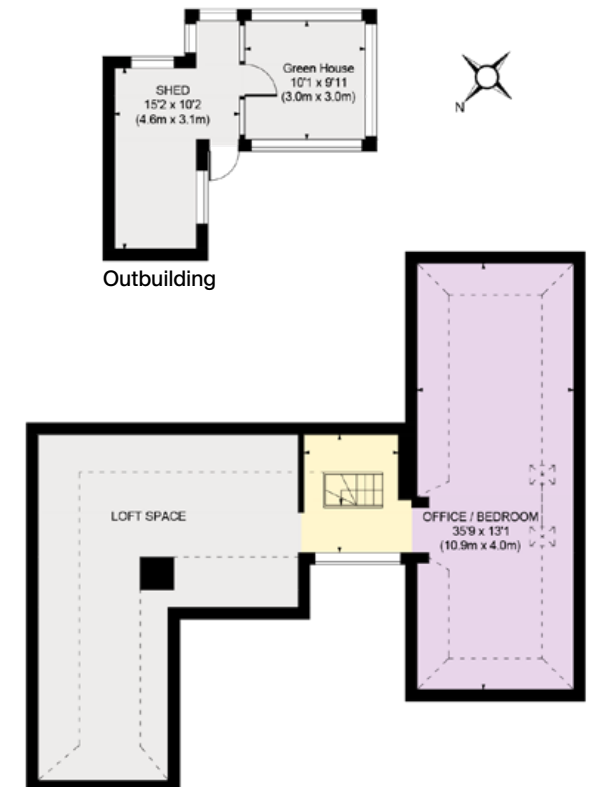
Total: 5,230 sq ft / 485.9 sq m



Ground Floor



First Floor



Second Floor

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.

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I would be delighted to tell you more

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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 July 2023. Photographs and videos dated June 2024.

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