

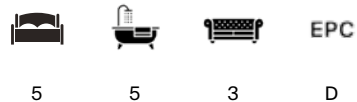


LONG ACRE, HOLDFAST LANE, HASLEMERE



# A WONDERFUL OPPORTUNITY TO CREATE A SPECIAL HOME

Positioned along sought after Holdfast Lane in the south of Haslemere, this detached family home has been cherished by two generations of the same family.



Local Authority: Waverley Borough Council

Council Tax band: H

Tenure: Freehold

Services: Mains water and electricity. Gas-fired central heating with supplementary biomass heating. Private drainage.



## THE PROPERTY

Tucked away in an established setting, the house immediately feels welcoming, with a layout that lends itself perfectly to everyday family life as well as relaxed entertaining. At its heart is a generous kitchen and dining room, a space where family and friends can gather, while the surrounding reception rooms including the living room, snug and study offer flexibility to adapt to changing needs. The orangery draws in natural light and provides a lovely connection to the garden throughout the seasons.

There is a practical side to the home too, with a utility room and a playroom that works brilliantly for busy households. This area also benefits from a shower room and its own staircase leading to a separate bedroom above, creating an ideal space for guests, older children or annexe style living.







## BEDROOMS AND BATHROOMS

Upstairs, the principal bedroom enjoys a sense of privacy with its own dressing room and ensuite, while three further bedrooms and a family bathroom ensure there is plenty of space for all.







## GARDENS AND LOCATION

Outside, the gardens are a real highlight. Predominantly laid to lawn, they provide a peaceful backdrop for family life, with a swimming pool offering a perfect spot to enjoy warmer days. There is ample parking, completing the setting. Life here is as much about the location as it is about the house itself.

The centre of Haslemere is just under a mile away, offering an appealing mix of independent shops, cafes and restaurants, alongside a popular weekly farmers market. Haslemere station, approximately 1.2 miles away, provides access to London Waterloo in around an hour and twenty minutes, making it a convenient choice for commuters. For families, Church Road Primary School is within easy reach, and the surrounding countryside offers endless opportunities for walking and cycling throughout the year.





Approximate Gross Internal Area  
3,700 sq. ft / 343.78 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.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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