



LOWER BIRTLEY, GRAYSWOOD ROAD, HASLEMERE



A RARE OPPORTUNITY WITH PLENTIFUL OUTBUILDINGS

A property with a rare combination of rural surroundings, good connectivity and versatile family accommodation.



Local Authority: Waverley Borough Council

Council Tax band: G

Tenure: Freehold

Agents note: WA/2024/00350 - under section 73 to vary condition 1 (approved plans) of WA/2020/0103 to allow for reduction in the development on the main dwelling and minor alterations to the proposed cottages and art studio.

Services: Electric boiler, central heating, electric immersion, solar panels (with 15KW battery storage system), EV charger.



SITUATION

Lower Birtley is an individual detached home in a delightful semi-rural setting between Brook and Grayswood, less than two miles from the centre of Haslemere, and offers an excellent selection of independent boutiques, cafes, restaurants, and everyday amenities, creating a vibrant yet relaxed atmosphere.

For commuters, Haslemere mainline station is also within easy reach, providing fast and regular services to London Waterloo. The area is well known for its outstanding natural surroundings, including beautiful countryside, woodland trails and National Trust commons, all ideal for walking, running or cycling.

Families benefit from a choice of highly regarded schools nearby, along with a strong sense of community and an abundance of local leisure facilities.







THE PROPERTY, GARDENS AND GROUNDS

The house offers about 5,678 sq ft of well-balanced accommodation and outbuildings and has been updated in recent years to create a family home with plenty of flexibility.

- Five bedrooms • Four reception rooms • Lots of potential • Games room/storage area
- Outbuildings • Three bath/shower rooms • Kitchen • Pottery & Joinery large workshops with first floor • Unconverted barn with consent for further residential dwellings with rear access

The property is complemented by an attractive courtyard garden, offering a private setting for outdoor dining and entertaining. Beyond, the grounds provide a natural extension of the living space and enjoy a peaceful backdrop that reflects the property's rural surroundings.



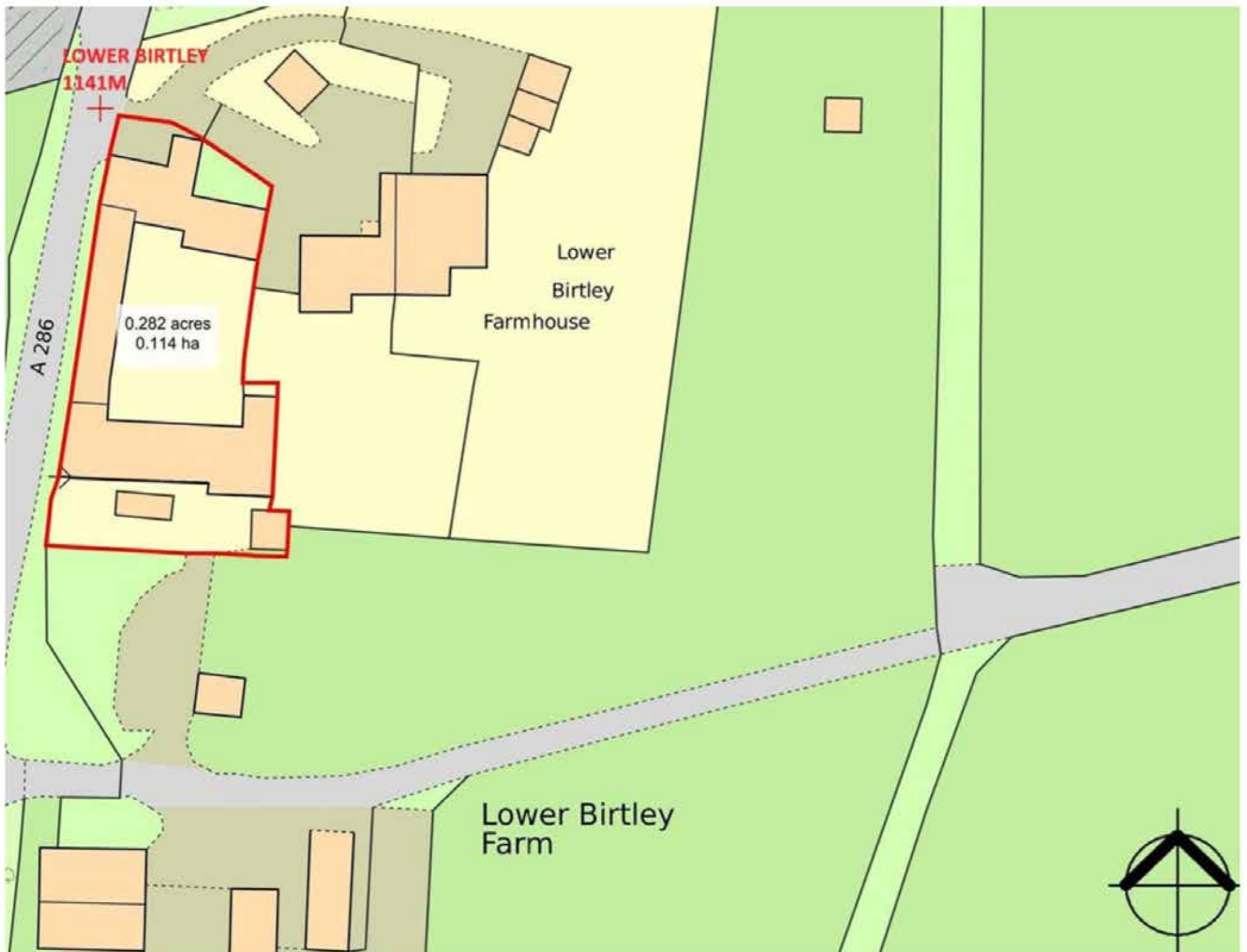
OUTBUILDINGS

A number of useful outbuildings and a garage provide excellent storage and workshop space, while also presenting opportunities for further enhancement, subject to the necessary permissions.

Oubuildings include a games room/storage area, a workshop with first floor, and an unconverted barn with consent for further dwellings with rear access. In addition, a substantial garden room provides excellent additional living space and could suit a variety of uses, from a family room or studio to a home office. Subject to any necessary consents, it also offers potential for conversion into a self-contained annexe.







Main House 2,684 sq. ft. / 249.33 sq. m
Garage 175 sq. ft. / 16.27 sq. m
Outbuilding 2,819 sq. ft. / 261.80 sq. m
Total 5,678 sq. ft. / 527.40 sq. m



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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