



LANDS DOWN, PETWORTH ROAD, HASLEMERE



A DISTINGUISHED PERIOD HOME

A landmark Arts and Crafts house in Haslemere, designed by G. W. Rhodes and set within mature, private gardens.



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EPC

E

Local Authority: Waverley Borough Council

Council Tax band: H

Tenure: Freehold

Services: Mains water, electricity and gas. Private septic tank .



THE PROPERTY

Lands Down is a distinguished period home attributed to the noted local architect G. W. Rhodes, whose work helped define Haslemere's architectural identity in the early 20th century. The house reflects the principles of the Arts and Crafts movement, with half-timbered elevations, brick detailing and well-proportioned interiors.

The accommodation is arranged to support both formal entertaining and everyday living. Reception space includes a generous drawing room with bay window, a separate reception hall, and a dining room overlooking the gardens. The kitchen is traditionally styled and adjoins a breakfast area, with practical ancillary rooms beyond. Original features including timber panelling, fireplaces and leaded light windows are retained throughout, reinforcing the integrity of the design.









FIRST FLOOR

The first floor provides four bedrooms, each with an attractive outlook across the surrounding grounds. The principal bedroom is particularly well sized, supported by additional double bedrooms and a versatile fourth room suited to guest use or study.

The accommodation is served by two bath/shower rooms, arranged for family and guest use.







GARDENS AND GROUNDS

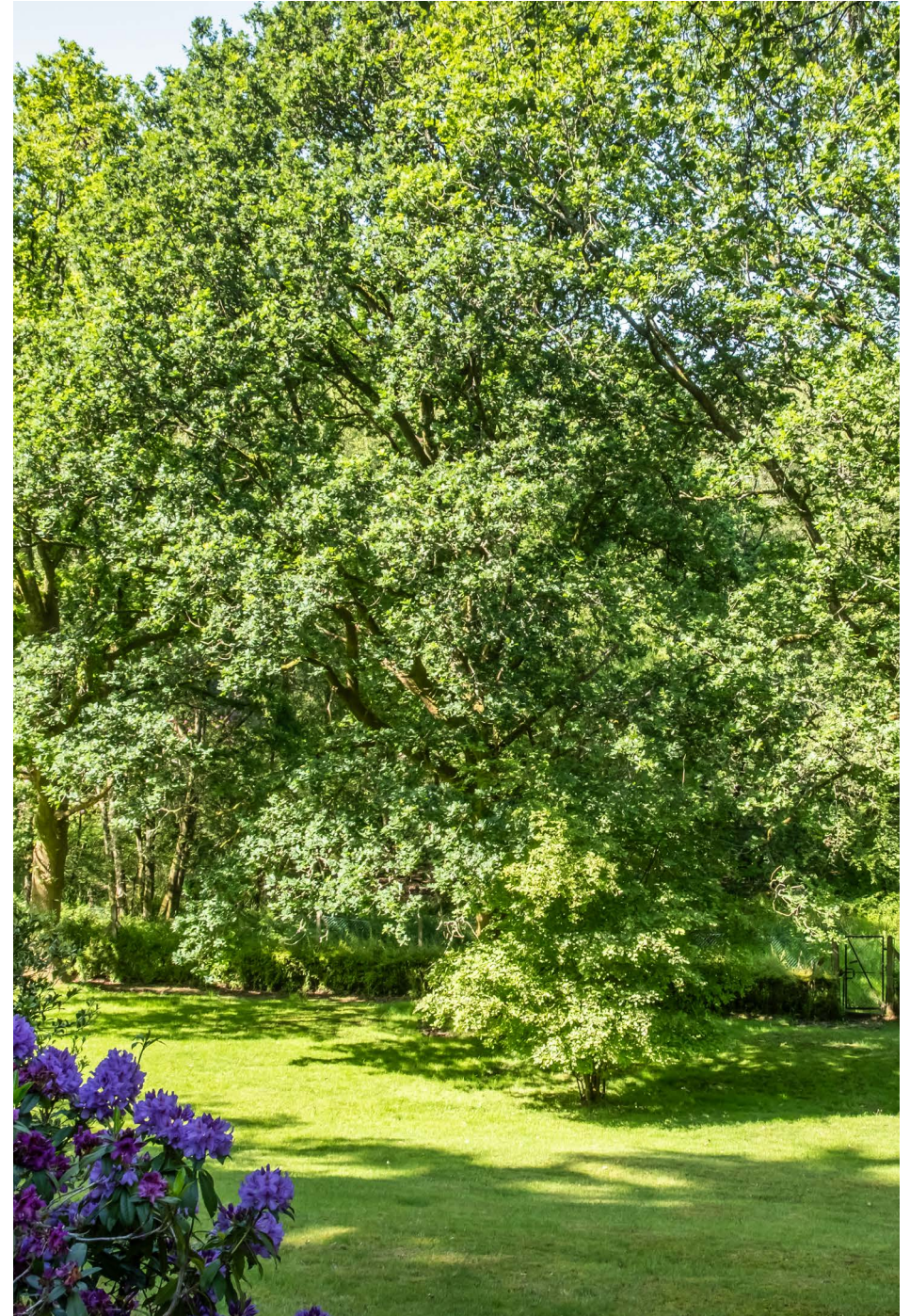
The gardens are a key feature of the property, with established planting creating a private and well-balanced setting. Lawns are interspersed with mature shrubs, specimen trees and seasonal planting, offering variety and structure across the plot. Terraced areas close to the house provide space for outdoor seating, while the wider garden enjoys a more natural aspect with a pleasant outlook. A driveway leads from Petworth Road and descends to an integral garage beneath the house, providing parking along with useful storage and workshop space.





LOCATION

Lands Down is positioned along Petworth Road, within convenient reach of Haslemere town centre and its range of shops, restaurants and mainline station, offering services to London Waterloo. The surrounding countryside includes the South Downs National Park, providing extensive walking and riding opportunities. The area is well regarded for schooling, with a strong selection of both state and independent options nearby.







Approximate Gross Internal Area

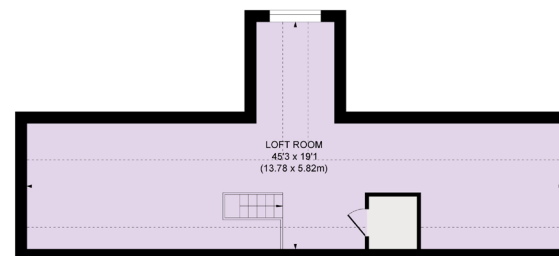
Main House 3,225 sq. ft / 299.64 sq. m

Garage 405 sq. ft / 37.60 sq. m

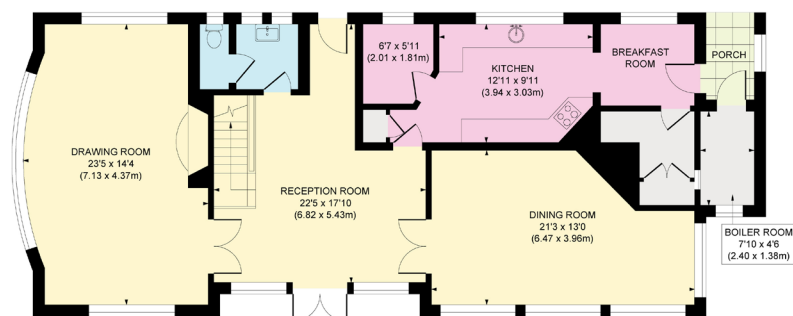
Total 3,630 sq. ft / 337.24 sq. m



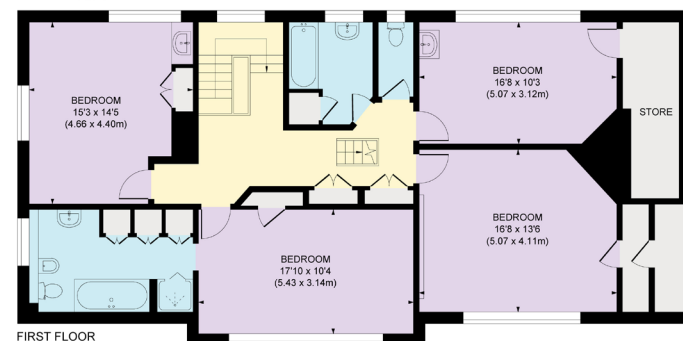
GARAGE



LOFT



GROUND FLOOR



FIRST FLOOR

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.

Hugo Wilson

01428 770572

hugo.wilson@knightfrank.com

Knight Frank

1 West Street, Haslemere, Surrey, GU27 2AB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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