

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 located within a short walk of the mainline station and enjoys terraced, flat gardens and grounds ideal for children's outdoor toys. Haslemere offers excellent shopping facilities for day to day needs, a choice of restaurants, pubs and coffee shops along with a tennis club and The Herons Leisure Centre.

The mainline train station provides services to London Waterloo taking approximately 56 minutes. More comprehensive shopping facilities are available in the towns of Godalming and Guildford which are easily accessed via the A286 and the A3. There is an exceptional choice of schools in the area, including The Royal Senior School and St. Ives in Haslemere, St. Edmunds, The Royal Junior School and Amesbury at Hindhead and Highfield School and Brookham in Liphook. Other schools in the area include Charterhouse at Godalming, Barrow Hills and King Edwards at Witley and Cranleigh School slightly further afield.

Haslemere has the added benefit of Blackdown, an area of approximately 965 acres of ancient woodland owned by the National Trust which provides excellent walks and rides.



					0.36 acres	EPC
5	5	3		2		X



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 X

Postcode GU27 1BS

Viewings

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



Approximate Gross Internal Floor Area

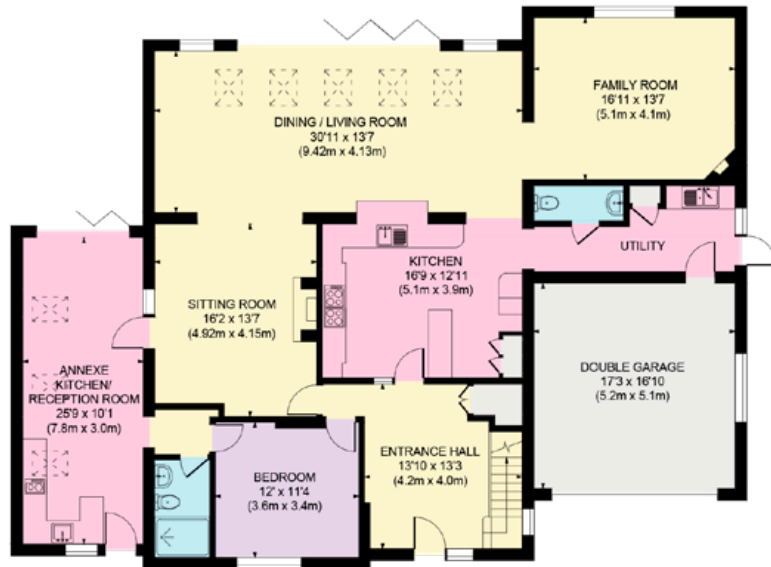
Ground Floor: 2,292 sq ft / 212.9 sq m

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

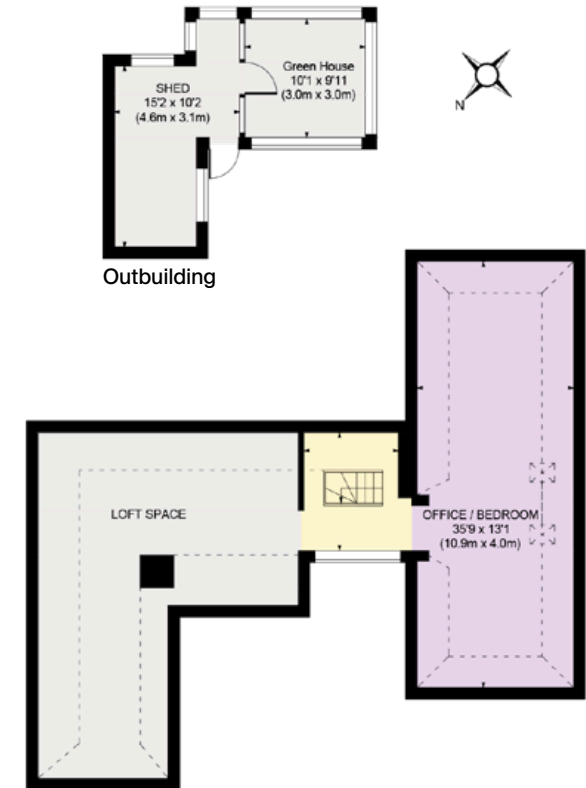
Total: 5,230 sq ft / 485.9 sq m



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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