

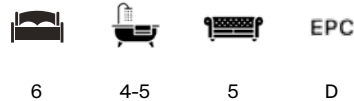


HARBOURY, LINCHMERE RIDGE, HASLEMERE



A SUBSTANTIAL HOME IN AN EXCEPTIONAL PRIVATE SETTING

Harboury occupies an enviable position on the Surrey and West
Sussex borders, close to Cognor Wood and the National Trust land of
Marley Common.



Local Authority: Chichester District Council

Council Tax band: H

Tenure: Freehold

Services: Mains water, electricity, private drainage, oil-fired central heating

Land: In all approximately 8.4 acres

Haslemere mainline station 2 miles, Haslemere town centre 3 miles, Godalming 12 miles, Chichester 16 miles



THE PROPERTY

Harboury is an impressive and highly versatile country house, discreetly positioned along a sought-after private lane and set within a peaceful, secluded environment.

The principal house offers well-balanced, generously proportioned accommodation arranged over three floors, providing excellent flexibility for modern family living. A welcoming entrance hall leads to five reception rooms, ideal for both everyday living and entertaining. The triple-aspect drawing room is a particular highlight, enjoying excellent natural light and centred around a striking exposed brick open fireplace, with French doors opening directly onto the gardens. A spacious study with bespoke built-in storage opens into a generous family room, creating a superb and practical living space.





THE PROPERTY CONTINUED

The kitchen is arranged to serve the needs of family life and includes a breakfast bar, Aga and integrated appliances, and opens into an additional reception area, which benefits from plentiful display cabinets for storage.

From here, double doors lead into a large triple aspect conservatory with vaulted ceiling, providing a light filled and versatile space ideal for informal dining, family living and entertaining, with direct access to the terrace and gardens beyond.







FIRST AND SECOND FLOORS

The bedroom accommodation is equally impressive. Occupying a commanding position within the house, to the first floor, is the principal suite which features a vaulted ceiling with exposed beams, French doors opening onto a private balcony, two fitted dressing rooms and a spacious en suite bathroom.

On this floor are a further three bedrooms, of which one is en suite and the remaining two are served by a shared bathroom.

The second floor offers excellent flexibility for both family and guests, featuring two additional bedrooms, a dressing room or storage room, and a shared bathroom.





THE ANNEXE AND GYM

In addition to the main house, the annexe provides outstanding ancillary accommodation and is ideal for multi generational living, guests or home working. It comprises an impressive vaulted games room, an additional reception room, a kitchen, two further rooms and a shower room, alongside a garage and double carport. There is also a spacious home office within the outbuildings, offering a peaceful and highly practical workspace.

The oak barn located conveniently next to the tennis court has been dedicated to use as a gym. This wonderful light and airy space has oak windows all round and oak French doors.







GARDENS AND GROUNDS

Approached via automated timber gates, the property is reached by a sweeping driveway providing ample parking. Set within approximately 8.4 acres of beautifully landscaped gardens, with expanses of level lawn bordered by mature shrubs and trees, including one of the largest collection of acer trees, and a woodland, there is a delightful sense of privacy throughout. The large paved terrace overlooking the gardens is perfect for entertaining and al fresco dining.

The property is further enhanced by an exceptional range of leisure amenities and outbuildings. Alongside the gym and a self-contained annexe, which provides nearly 2,600 sq ft of additional accommodation, there is a heated swimming pool, pool house and an all-weather tennis court. Beyond the gardens, the grounds extend into private woodland, featuring a high ropes course and a dedicated outdoor entertaining area, creating a distinctive and versatile setting for all ages.





Approximate Gross Internal Area

Main House 3,668 sq. ft / 341.00 sq. m
 Garage & Carport 547 sq. ft / 51.00 sq. m
 Outbuildings 727 sq. ft / 67.00 sq. m
 Annexe 1,320 sq. ft / 123.00 sq. m
 Total 6,262 sq. ft / 582.00 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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