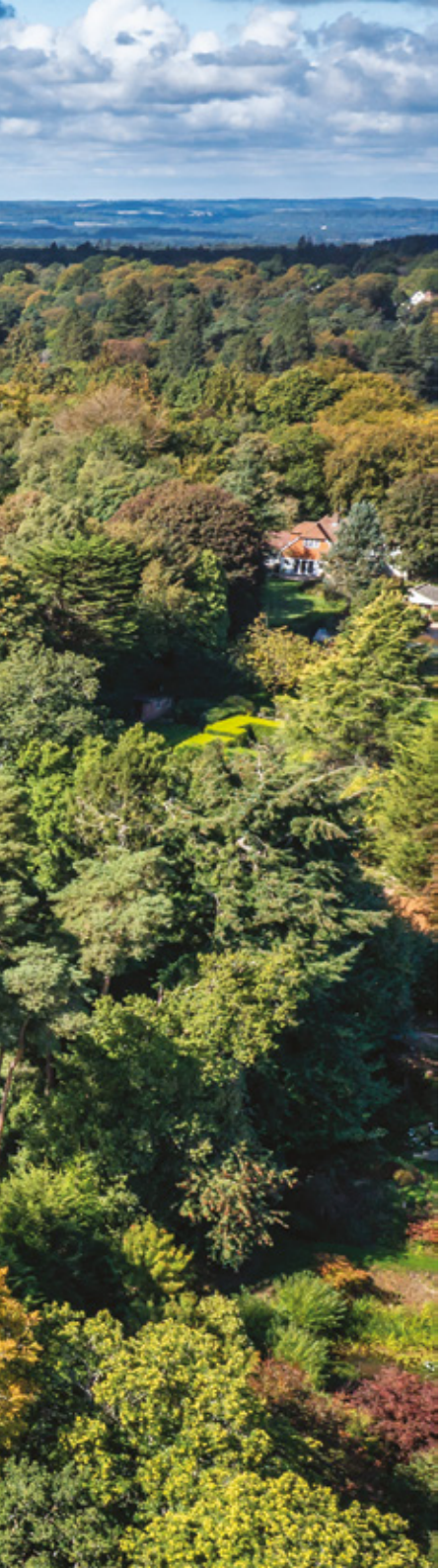


PINEWOOD HALL

Haslemere, Surrey





A MAGNIFICENT EDWARDIAN COUNTRY HOME OCCUPYING AN ELEVATED POSITION WITHIN IMPRESSIVE PRIVATE GROUNDS

Summary of accommodation

Main House

Ground Floor: Entrance hall | Drawing room | Sitting room | Dining room | Kitchen | Boot room | Utility room | Two cloakrooms

First Floor: Principal bedroom suite with two dressing rooms, balcony and en suite bathroom
Bedroom/study | Two further bedrooms (one with en suite) | Family bathroom

Second Floor: Three en suite bedrooms

Cellar: Gym | Two store rooms

Outbuildings

Pool house with two adjoining shower and changing rooms | Car port | Tractor shed

Swimming pool | Tennis court

In all about 9.43 acres

Distances

Local towns: Haslemere High Street 1.8 miles, Godalming 10.5 miles, Guildford 16.5 miles, Chichester 21.5 miles, London 47.7 miles
Train stations: Haslemere station 1.2 miles (London Waterloo from 50 minutes), Guildford mainline station 15.8 miles (London Waterloo from 32 minutes) (All distances and times are approximate)



SITUATION

Pinewood Hall occupies a private yet wonderfully open setting off Farnham Lane, one of Haslemere's most prestigious residential addresses. The property is conveniently positioned within easy reach of the High Street and mainline station, combining a sense of seclusion with excellent accessibility.

The town offers an excellent range of amenities, including independent shops, restaurants, traditional pubs and cafés, together with a tennis club and the Haslemere Leisure Centre. Approximately one mile away, Wey Hill provides a further selection of everyday conveniences, including M&S Foodhall and Tesco.

Haslemere mainline station offers regular services to London Waterloo in approximately 50 minutes, making it an attractive location for commuters.





More extensive shopping, leisure and cultural amenities can be found in the nearby centres of Godalming and Guildford, both of which are readily accessible via the A286 and A3. Communications are excellent, with the A3 providing convenient access to London, the M25, and Gatwick, Heathrow and Southampton airports.

Haslemere is well served educationally, with an excellent choice of schools in the area, including St Ives School in Haslemere itself, St Edmund's School and Amesbury School in Hindhead, and Highfield and Brookham School in nearby Liphook. Further highly regarded independent schools in the area include Charterhouse in Godalming and Barrow Hills School in Witley.

Sporting and recreational opportunities in the area are exceptional, with golf available at Hindhead, Liphook, Cowdray Park and Chiddingfold, horse racing at Goodwood and Fontwell, polo at Cowdray Park, and sailing on Frensham Ponds and along the south coast at Chichester.

The property is ideally positioned to enjoy the surrounding countryside, with the iconic Devil's Punch Bowl at Hindhead nearby. This remarkable National Trust landscape, formed around a dramatic natural amphitheatre, offers an exceptional setting for walking, riding and outdoor pursuits, with miles of heathland and woodland trails, breathtaking scenery and far-reaching views across the Surrey Hills.





PINEWOOD HALL

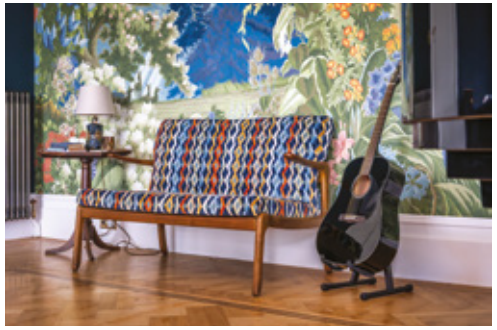
Pinewood Hall is a magnificent Edwardian country house set in an elevated position within impressive private grounds and woodland on the highly regarded Farnham Lane, in Haslemere in the Surrey Hills. Originally constructed in 1907, the property combines the grandeur and architectural character of a distinguished period residence with extensive family accommodation and exceptional leisure facilities.

Extending to over 6,500 sq ft, the main house provides beautifully proportioned living space including three principal reception rooms, a stunning kitchen with feature Crittall style windows, a luxurious principal bedroom suite and six further bedrooms. Rich in period detail, Pinewood Hall enjoys an elevated and private setting surrounded by mature gardens and woodland extending to over 9.4 acres.









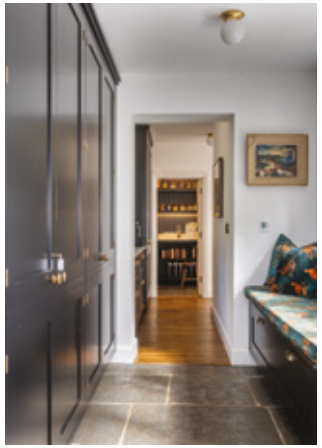


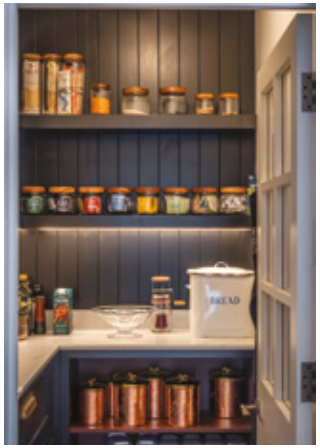



WINE

























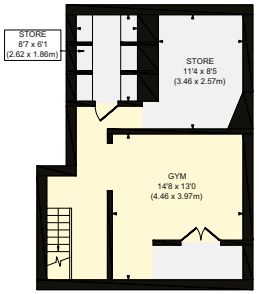




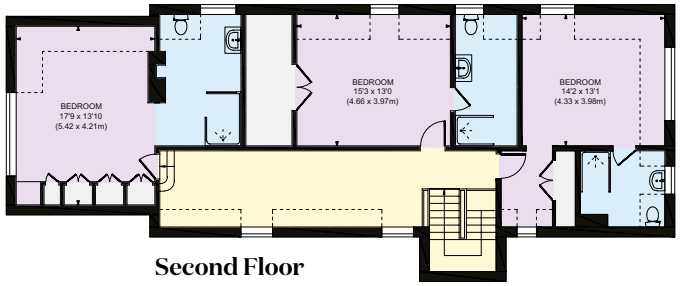


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

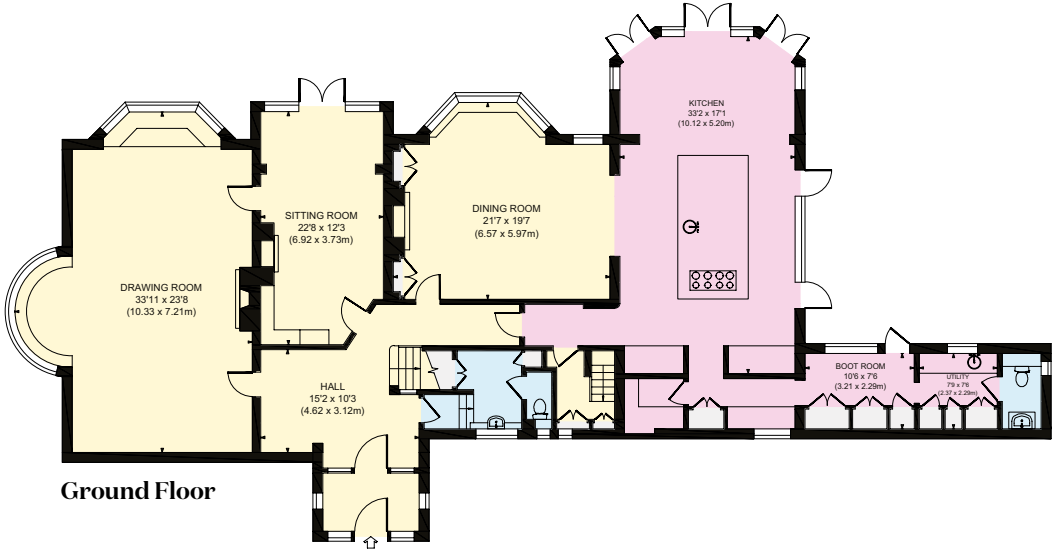
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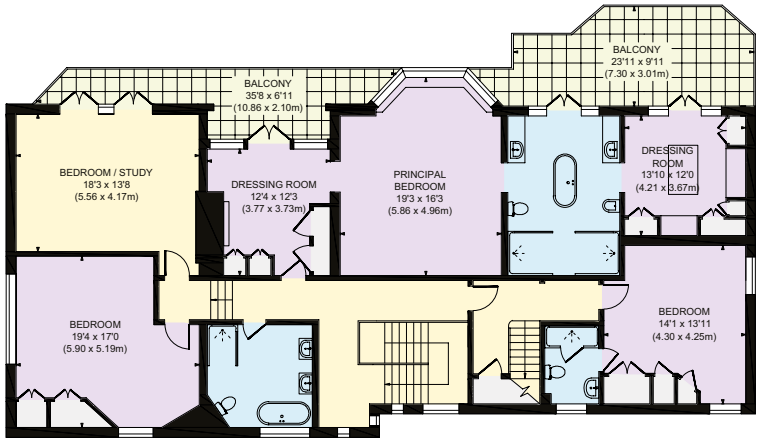
Cellar



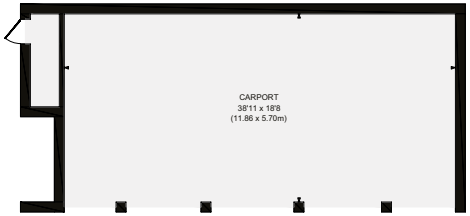
Second Floor



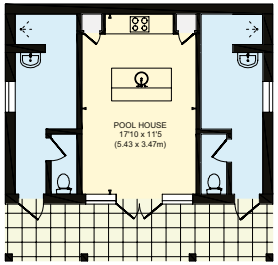
Ground Floor



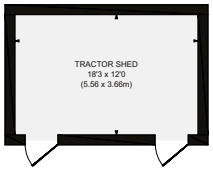
First Floor



Outbuilding



Pool House



Outbuilding

Approximate Gross Internal Area
Main House 6,687 sq. ft / 621.26 sq. m
Carport 728 sq. ft / 67.60 sq. m
Outbuildings 687 sq. ft / 63.83 sq. m
Total 8,102 sq. ft / 752.69 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.











GARDEN AND GROUNDS

With a stunning sweeping driveway leading to Pinewood Hall, the estate enjoys an exceptional array of leisure and lifestyle amenities, including a swimming pool, pool house, tennis court, extensive entertaining spaces and beautifully landscaped grounds.









Together, these facilities create a magnificent country residence perfectly suited to both family living and large-scale entertaining. Occupying a secluded and private setting, the property offers a true sense of escape while remaining conveniently close to the boutiques, restaurants and mainline station of Haslemere, providing excellent access to London and the wider South East.















Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."





PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water and electricity, gas central heating and private drainage.

Local Authority: Waverley Borough Council: 01483 523333

Energy Performance Certificate: Rating D

Council Tax Band: H

Tenure: Freehold

Directions
Postcode: GU27 1HE
What3words: ///purple.timing.downfield

Viewings: Viewing is strictly by appointment through Knight Frank.

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