



THE GATE HOUSE, MIDHURST ROAD, HASLEMERE



A RARE ORIGINAL RHODES BUILT HOME WITH POTENTIAL

A property with generous proportions and outstanding potential for modernisation, located in a private setting with extensive mature grounds and within walking distance of Haslemere station.



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Local Authority: Waverley Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, gas and water. Mains drainage.



THE PROPERTY

Occupying a wonderful position within established gardens and approached via a private driveway, this substantial detached family home represents a rare opportunity to acquire an original Rhodes house in one of Haslemere's most desirable residential locations. Extending to approximately 2,135 sq ft of accommodation, the house is arranged around a generous central reception hall which creates an immediate sense of space and serves as the heart of the home. The principal reception rooms are particularly well balanced, comprising an elegant drawing room with a striking bay window overlooking the gardens, a separate sitting room and a formal dining room, all offering excellent proportions for both family living and entertaining.







PROPERTY CONTINUED

To the rear of the house, the kitchen is served by an extensive pantry and utility area, offering excellent practicality and significant scope for reconfiguration, subject to the necessary consents. The adjoining garage provides further flexibility and presents potential for integration into the main accommodation should additional family space be desired.

The first floor is arranged around an impressive central landing and provides well-balanced family accommodation comprising four bedrooms. The principal bedroom occupies a prominent position overlooking the grounds. Two further generous double bedrooms benefit from large windows and attractive garden views. A fourth bedroom, currently used as a study or home office, provides valuable flexibility for modern family life, guest accommodation or remote working. The bathroom accommodation includes a family bathroom, separate shower room and additional WC.

While presented in a traditional format, the arrangement offers considerable scope for modernisation and potential reconfiguration to create contemporary family or en suite facilities.



GARDENS AND GROUNDS

A particular feature of the property is the delightful setting and mature grounds that surround the house.

The gardens are principally laid to lawn and framed by an impressive collection of established trees, shrubs and specimen planting, creating a highly private environment rarely found so close to the town centre. Sweeping areas of lawn provide ample space for family recreation, whilst the mature landscaping establishes an attractive woodland backdrop throughout the seasons.

The house sits comfortably within its plot of approximately 1.29 acres. Numerous rooms enjoy direct views across the gardens. To the front, a driveway provides generous parking and access to the substantial garage, while the rear gardens offer a tranquil and secluded setting ideally suited to outdoor entertaining, gardening or simply enjoying the peaceful surroundings.

The combination of mature grounds, privacy and proximity to local amenities represents one of the property's most compelling attributes.





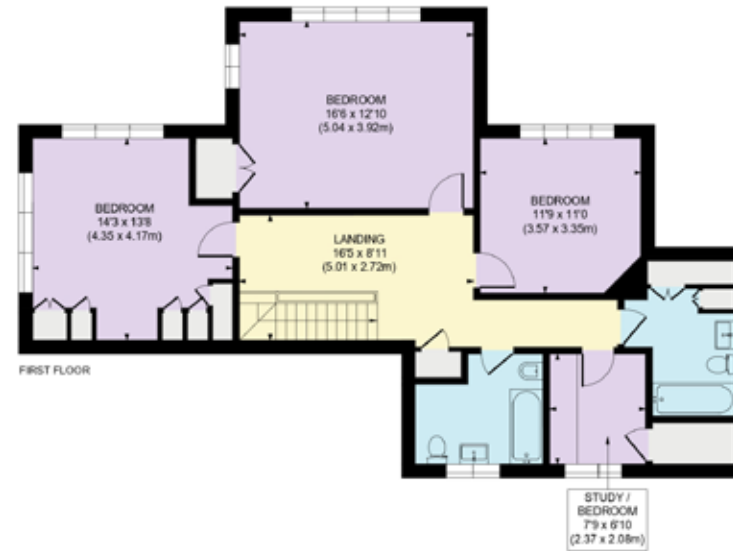


Approximate Gross Internal Area

Main House 2,135 sq. ft / 198.42 sq. m

Garage 372 sq. ft / 34.60 sq. m

Total 2,507 sq. ft / 233.02 sq. m



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.

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