



FURNACE PLACE, KILLINGHURST LANE, HASLEMERE



A GRADE II LISTED COUNTRY HOUSE OF ARCHITECTURAL MERIT

Furnace Place forms the principal portion of what was once the main residence of a substantial country estate, now thoughtfully divided into three individual properties.



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EPC

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Local Authority: Waverley Borough Council

Council Tax band: G

Tenure: Leasehold - 999-year lease from 1971

Ground rent: £25.00 per annum

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

What3Words ///revealing.surpasses.spaces



SITUATION

Furnace Place is an outstanding Grade II listed country house of considerable architectural merit, set amidst glorious Surrey countryside and steeped in local history. Constructed in the distinctive Jacobethan style at the turn of the 20th century, the house was built by a prominent local industrialist as a wedding gift for his daughter and remains an exceptional example of its period.

Ideally positioned between the highly regarded locations of Haslemere and Chiddingfold, Furnace Place enjoys the best of both rural tranquillity and excellent connectivity. Haslemere offers an extensive range of amenities for everyday needs, including Waitrose, Marks & Spencer and Tesco, alongside a good selection of restaurants, pubs and cafés. The town also benefits from Haslemere Leisure Centre, a museum and Haslemere Hall, the area's renowned arts and performance venue.





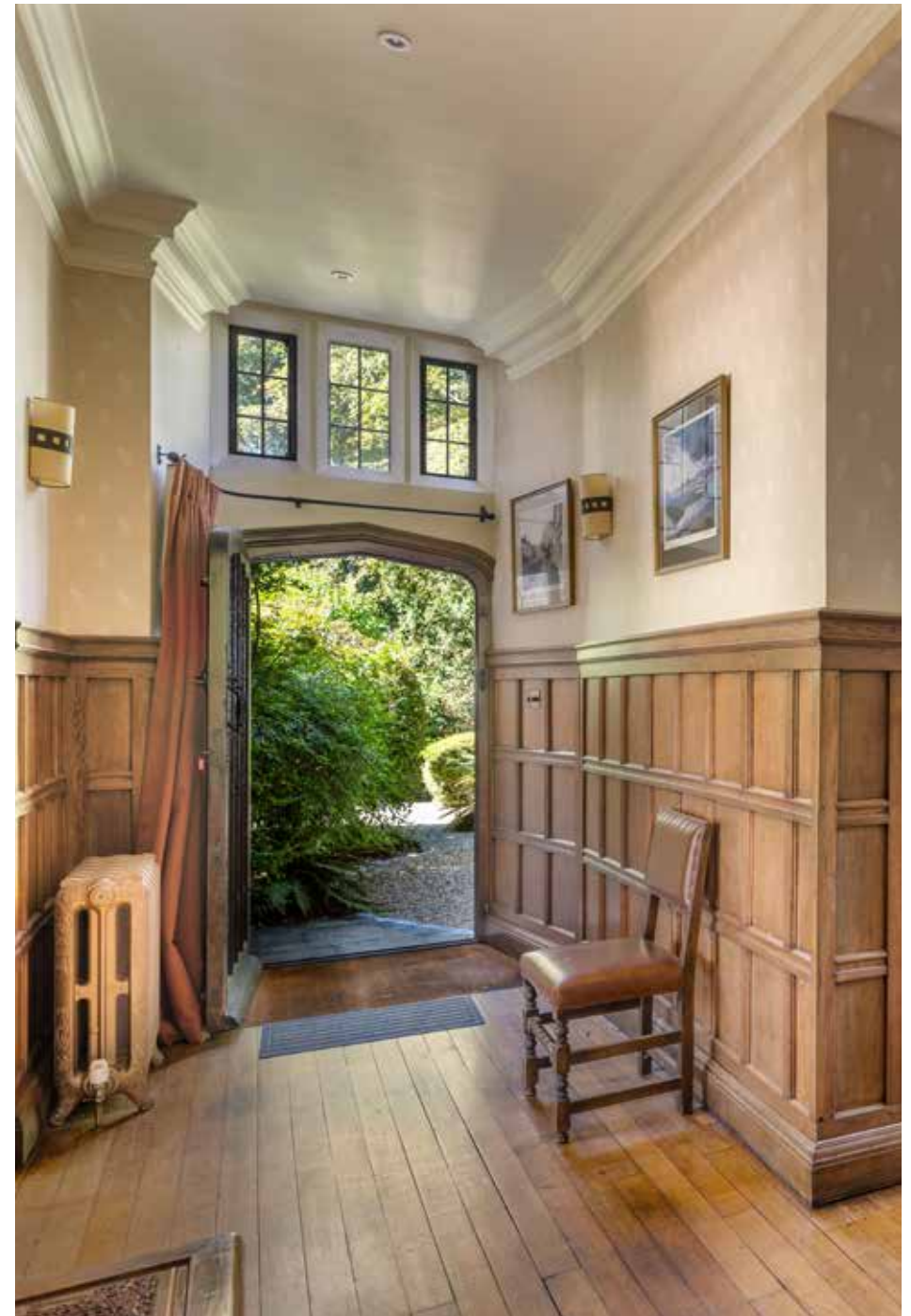
SITUATION CONTINUED

The picturesque village of Chiddingfold is one of Surrey's most sought-after villages and is home to two excellent public houses, The Swan Inn and The Crown Inn, the latter believed to date from the 13th century.

The area is exceptionally well served by a number of highly regarded schools, including St Bartholomew's C of E Primary School, St Ives, St Edmund's, Amesbury and Highfield and Brookham School in Liphook. Further esteemed educational establishments include Charterhouse School in Godalming, King Edward's School, Witley, and Cranleigh School.

Communications are excellent, with the mainline rail services providing access to London Waterloo in approximately 56 minutes. Also the A3 is accessible at Milford and Hindhead, providing convenient connections to London, the M25, and Gatwick, Heathrow and Southampton airports.

The area also offers an outstanding range of recreational opportunities, including golf at Hindhead, Liphook, Cowdray Park and Chiddingfold, horse racing at Goodwood and Fontwell Park, and sailing along the south coast at Chichester Harbour.







THE PROPERTY

Furnace Place forms the principal portion of what was once the main residence of a substantial country estate, now thoughtfully divided into three individual properties.

One of the house's most striking architectural features is its series of alternating projecting and recessed bays, creating visual depth and character both internally and externally. Mature wisteria adorns the elevations, while the principal south-facing rooms enjoy wonderful views across the formal gardens.

The accommodation is exceptionally well proportioned throughout, with generous ceiling heights and large stone-mullioned windows that flood the interiors with natural light.

Accessed via an elegant arched stone porch, the house immediately impresses with its sense of scale and wealth of retained period detail. The reception hall features oak panelling and timber flooring, setting the tone for the accommodation beyond.





THE PROPERTY CONTINUED

To the left is a cloakroom, while directly ahead lies the well-appointed kitchen/breakfast room, fitted with stone worktops and extensive built-in storage. A beautiful bay-mullioned window provides an idyllic setting for informal dining while enjoying views over the gardens. There is an outer kitchen door leading directly onto the extensive paved rear terrace and upper lawn. Adjacent to the kitchen is a charming sitting room/study, again featuring oak panelling, a working fireplace and delightful garden views.

On the first floor, the principal bedroom suite incorporates extensive fitted wardrobes, a walk-through dressing area and a well-appointed en suite bathroom with underfloor heating and attractive garden views. There are three further bedrooms, each with characteristic period features including mullion windows and excellent ceiling heights.





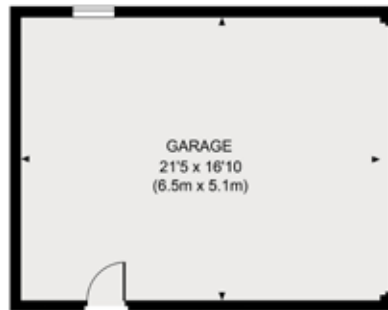


GARDENS AND GROUNDS

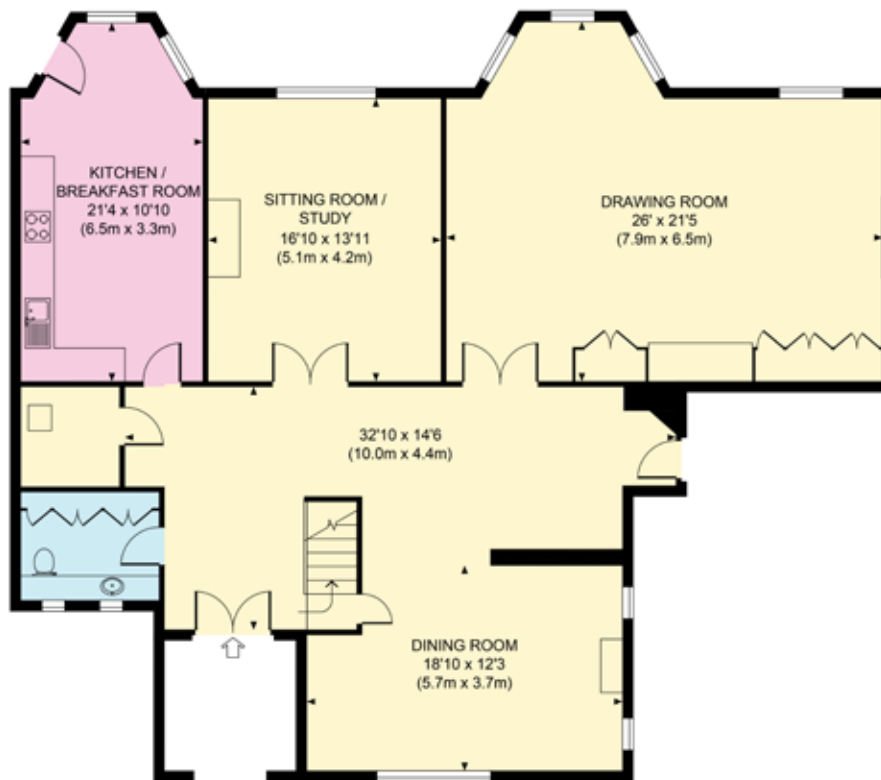
Set within the former gardens of the estate, Furnace Place enjoys approximately 1.3 acres of private gardens and grounds, surrounded by mature parkland and an impressive collection of specimen trees including beech, oak and yew. The sweeping private driveway leads to a circular turning area and parking centred around pleached hornbeam trees. There is also a detached double garage and a garden shed. The front gardens are framed by established trees, Magnolia grandiflora specimens and neatly clipped box hedging, a croquet lawn and a recently refurbished hard tennis court. To the rear, an attractive paved terrace, accessed from both the kitchen/breakfast room, is bordered by lavender and rose beds, creating a wonderful setting for outdoor dining and entertaining. Beyond, a beautifully maintained lawn is enclosed by mature yew hedging, with a gateway opening onto a lower lawn and shrubbery with azaleas, roses, and camellias.







Approximate Gross Internal Area
3033 sq ft / 281.8 sq m
Approximate Gross Internal Area Outbuildings
358 sq ft / 33.3 sq m



GROUND FLOOR



FIRST FLOOR

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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