

Hillrise, Haslemere, Surrey





An outstanding, **comprehensively renovated** family home in six acres of gardens and woodland with far-reaching views.

Summary of accommodation

Entrance hall | Drawing room | Kitchen/breakfast/dining room | Study | Snug | Pantry | Utility room | Boot room | Laundry room | Cloakroom

Principal bedroom with en suite bathroom and dressing room | Four further bedrooms (two en suite) | Family bathroom

Annexe: Kitchen/reception room | Bedroom | Bathroom

Cellar/plant room

Swimming pool

Barn | Double store | Bike shed | Two open-sided stores

Gardens and grounds

In approximately 6.16 acres

Distances

Haslemere mainline station 1.2 miles (London Waterloo 56 minutes), Haslemere High Street 1.7 miles

Godalming 11 miles, Guildford 16 miles, Chichester 21 miles, London 47 miles

(All distances and times are approximate)



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Situation

The property is located in a private yet bright and open setting on the shoulder of Farnham Lane, with an east/south-east vista on one of Haslemere's finest addresses and within proximity of the High Street and mainline station. The property borders Hindhead Common which provides many acres of superb walking and riding country, all owned by the National Trust.

The town offers excellent shopping facilities, a choice of restaurants, pubs and coffee shops, along with a tennis club and the Haslemere Leisure Centre. Located about a mile away are the further conveniences of Wey Hill, which features a variety of shops including M&S and Tesco stores. The mainline train station provides a frequent service into London Waterloo taking approximately 56 minutes. More comprehensive shopping facilities are available in the nearby towns of Godalming and Guildford which are easily accessed via the A286 and the A3.

Haslemere is well served educationally, with an excellent choice of schools in the area, including The Royal Senior School and St Ives in Haslemere itself, St Edmund's, The Royal Junior School and Amesbury at Hindhead and Brookham and Highfield Schools in Liphook. Other schools in the area include Charterhouse in Godalming and Barrow Hills at Witley.

Communications are superb, with the A3 providing easy access to London, the M25 and Gatwick, Heathrow and Southampton airports.

Sporting facilities are excellent, including golf at Hindhead, Liphook, Cowdray Park and Chiddingfold, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester.

Haslemere also has the benefit of access to the South Downs within minutes, and notably Black Down, an area of approximately 965 acres of pine and heather covered forestry, owned by the National Trust, providing excellent walks and rides.





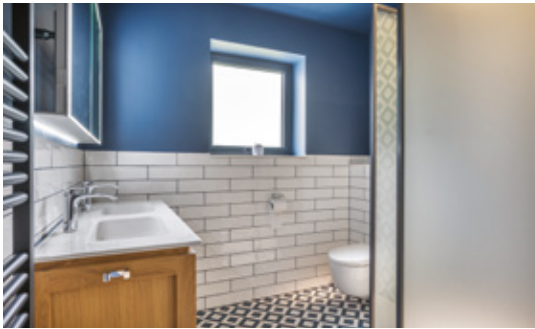
The property

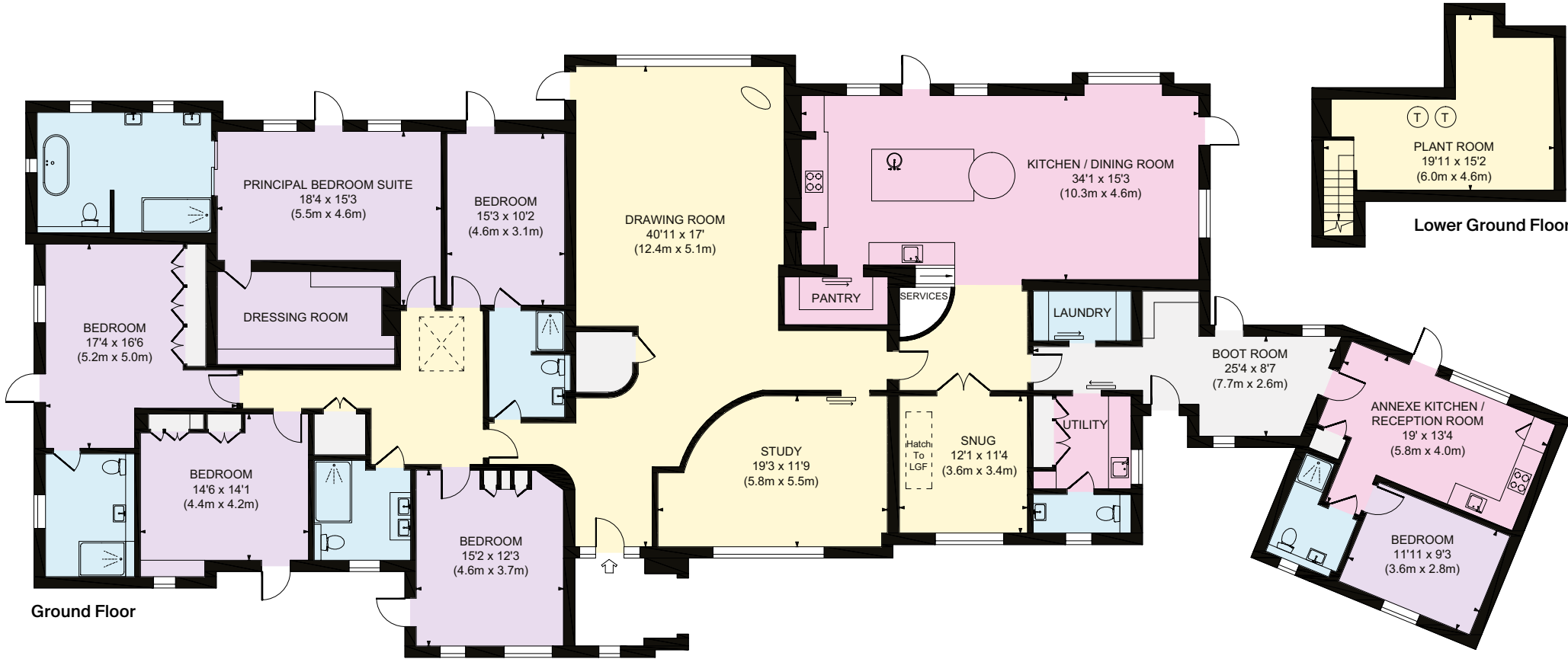
Hillrise has been meticulously re-imagined by the current owners, presenting in a turn-key condition. The property offers beautifully proportioned and thoughtfully laid-out family accommodation and has a wonderfully open and airy feel with large windows throughout framing the remarkable view, and further enhanced by the raised 2.4m high ceilings. There are plentiful floor to ceiling window/doors, allowing the home to be filled with light throughout the day, which lead directly off the main living spaces and bedrooms on to the sun terraces and gardens beyond.

Insulated and renovated to current legislation efficiency, Hillrise benefits from underfloor heating throughout, Cat 6 wiring network, hard-wired internet accessibility (including a hardwired 'Wi-Fi mesh' system) and a MVHR system. The house is currently heated by a mains-fed gas boiler with the capability to switch to ground-source or air-source energy systems when needed.

Highlights to the house are the kitchen/breakfast/dining room and the drawing room. The former offers an outstanding space and features a Tom Howley kitchen, tumbled limestone flooring, Bosch appliances, a Belfast sink and separate island sink with a Quooker tap, a wonderful replica Spitfire propeller ceiling fan located above the dining table, and a projecting window seat. The substantial drawing room has wonderful floor-ceiling picture window on its eastern side, oak flooring, and a DRU Passo Nero Eco Wave gas fire. Further to the living area of the house are the spacious and bright study which can be multi-purpose, a snug, laundry, utility and boot room. From here, one can directly access the attached annexe.

The bedroom area of the property is also substantial with five bedrooms in all. The principal bedroom suite enjoys outstanding easterly views, a beautiful en suite bathroom featuring a BC Designs boat bath, a honed Carrara marble floor and solid oak vanities, and there is also a generous walk-in wardrobe. The four further bedrooms are excellent doubles, two have en-suites and there is a family bathroom.



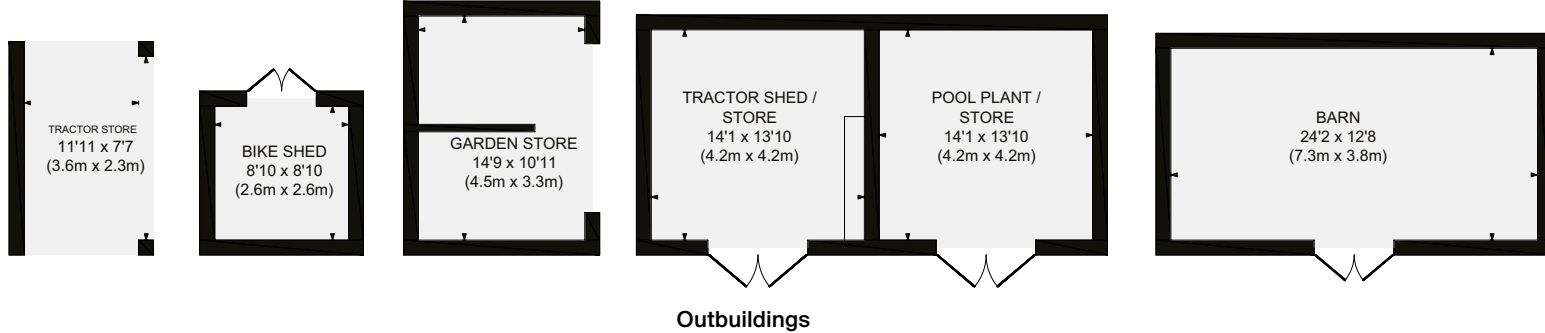


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Floor Area
Main House 4592 sq. ft / 426.62 sq. m
Outbuildings 1038 sq. ft / 96.47 sq. m
Total 5630 sq. ft / 523.09 sq. m

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.



The Annexe

The annexe is attached, but very much separate to the main house, and benefits from kitchen/reception room with clever and plentiful storage, a double bedroom, shower room, and enjoys direct garden access.

Gardens and Grounds

The house is accessed via double wooden electric gates, remotely activated, and the drive winds up to the front of the property. To the front is a large area laid to lawn with mature hedging, trees and borders. The gardens to the rear are outstanding and give way to the exceptional view. Here they are also laid to lawn, and feature acers, Rhododendrons, azaleas, a young orchard (apples, pears, cherries and plums), and wisteria. Beneath the garden are just under 2.5 acres of mixed-native woodland. The house further benefits from a swimming pool, a tree platform, firepit, zipline, rope swings, terraces, a kitchen garden, and several further outbuildings.





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 June 2024. Photographs and videos dated June 2024.

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