

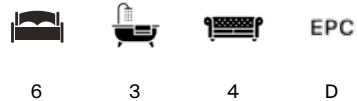


COURTS HILL ROAD, HASLEMERE



AN IMPRESSIVE VICTORIAN HOUSE CLOSE TO THE STATION

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Local Authority: Waverley Borough Council

Council Tax band: H

Tenure: Freehold

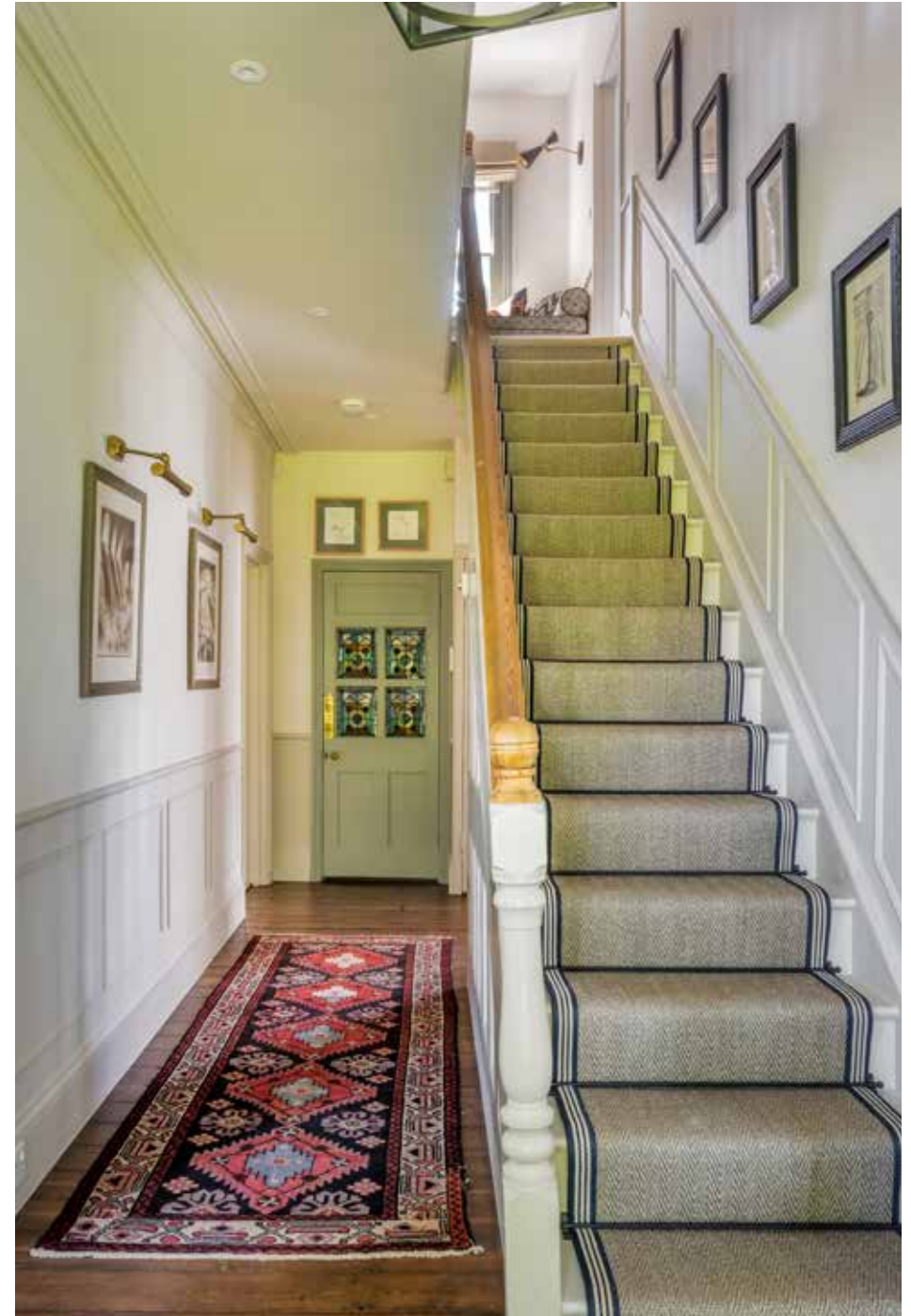
Services: Mains gas, electricity and drainage



THE PROPERTY

Tallboys is an impressive double-fronted Victorian detached residence offering over 3,500 sq ft of beautifully appointed accommodation. Rich in period charm, the property retains many original architectural features, including elegant fireplaces, decorative cornicing, picture rails and wood panelling, while seamlessly incorporating modern comforts and high-quality finishes throughout.

The ground floor provides a superb balance of formal and informal living space, comprising four elegant reception rooms. The stunning dual-aspect drawing room features original wooden floorboards, a sash bay window and a striking log-burner with stylish surround. A formal dual-aspect dining room offers an ideal setting for entertaining, while the welcoming family room and bright conservatory provide relaxed spaces for everyday living, with direct access to the south-facing garden through French doors.









THE PROPERTY CONTINUED

At the heart of the home is the exceptional 24ft kitchen/breakfast room, fitted with bespoke shaker-style cabinetry, a range cooker, and a central island incorporating Miele appliances, including a built-in oven, microwave and dishwasher. Practicality is equally well catered for with a walk-in larder, a spacious utility room with provision for laundry appliances and additional refrigeration, and a cellar providing excellent storage.

The first floor hosts three generous double bedrooms, each benefitting from built-in wardrobes. The luxurious principal suite enjoys a substantial dressing room and a stylish en suite shower room. Three further double bedrooms are arranged on the second floor, served by contemporary family bathrooms located on both the first and second levels.







GARDENS

Approached via a gravel driveway, the property offers extensive off-road parking together with a detached carport, providing covered parking, garden storage and useful loft storage above. The attractive front garden is laid primarily to lawn with established shrubs, hedging and a welcoming pathway leading to the entrance.

The beautifully landscaped south-facing rear garden, designed by renowned landscape architects Taylor Tripp, provides an idyllic setting for outdoor living and entertaining. A paved terrace overlooks a level lawn framed by elegant white hydrangeas, mature trees, shrubs and carefully maintained hedging, creating a private and tranquil environment.





LOCATION

Tallboys enjoys an enviable position in one of Haslemere's most sought-after locations, less than half a mile from the town centre and mainline railway station. Haslemere offers an excellent range of boutique shops, cafés, restaurants, recreational facilities and a Waitrose supermarket, while fast rail services reach London Waterloo in approximately 53 minutes. The A3 is easily accessible, providing convenient connections to Guildford, London, Heathrow, Gatwick, the M25 and the south coast.







MODERN PHILOSOPHY
NOT DRUNK JUST TIPYS



Approximate Gross Internal Area

Main House 3,669 sq. ft / 341.00 sq. m
 Carport 198 sq. ft / 18.00 sq. m
 Outbuilding 40 sq. ft / 4.00 sq. m
 Total 3,907 sq. ft / 363.00 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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