



Holdfast Lane, Haslemere, Surrey
Guide Price £1,500,000

CLARKE  GAMMON
1919

Sunset Cottage

HOLDFAST LANE HASLEMERE SURREY GU27 2EU

Guide Price £1,500,000 Freehold

An opportunity to purchase a detached character property with glorious views over adjoining countryside and its beautifully maintained gardens of just over 0.4 acre.

Sunset Cottage is situated along a quiet country lane and is the perfect property for anyone searching for a peaceful location within easy reach of Haslemere Town Centre. Over the years the original property has been sympathetically enlarged, creating a wonderful and light family home. Both the kitchen/breakfast room and sitting room have views over the garden and across adjoining fields. The sitting room is double aspect with a feature open fireplace and patio doors leading out into the garden. Also on the ground floor are a good sized dining room, an office/playroom, cloakroom and utility room.

Stairs lead from the hallway to the first floor landing. The master bedroom suite was a later addition and has a modern bathroom suite with separate shower cubicle. There are three further bedrooms and a family bathroom.

Approached through a five bar gate, the drive provides parking for several cars. The front garden is well screened and offers a high degree of privacy with well stocked borders. A path leads along the side of the house which has a garden shed, a vegetable plot and also a greenhouse. The fabulous landscaped rear gardens have been beautifully maintained and are mainly laid to lawn with numerous borders well stocked with shrubs and plants including mature fruit trees, camellia, hydrangea and rhododendron. There is a large terrace for outside entertaining or simply sitting and enjoying the views.

- **Semi rural location**
- **Four bedrooms**
- **Two bathrooms**
- **Office/playroom**
- **Wonderful gardens**
- **Glorious outlook**
- **Four reception rooms**
- **Cloakroom**
- **Utility room**
- **Driveway parking for several cars**

CG HASLEMERE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

Local Authority: Waverley Borough Council Tax Band G

Services: Mains electricity, gas and water, private drainage









SITUATION

Haslemere Town Centre provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee shops/cafes. The main line station offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M & S Food Hall in Weyhill along with several local shops and Haslemere Library. Lythe Hill Hotel on the outskirts of the town provides spa facilities and Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere Recreation Ground all provide sports and leisure facilities. There are numerous golf courses

in the area. There are excellent schools for all ages both state and private in and around the town and the whole area is surrounded by miles of open countryside much of it National Trust owned. The nearby A3 provides links to London, the motorway network and South Coast.

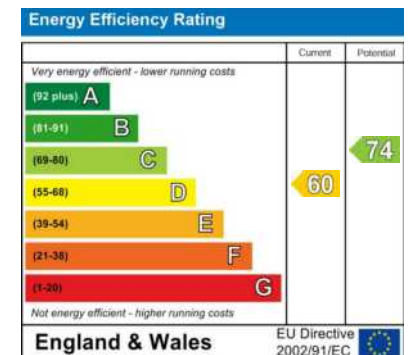


DIRECTIONS

From our office in Haslemere High Street proceed south turning left at the Town Hall onto Petworth Road. Continue for approximately 1 mile then turn left into Holdfast Lane and Sunset Cottage will be found after about half a mile on the right.

9th September 2022 TKO/dr

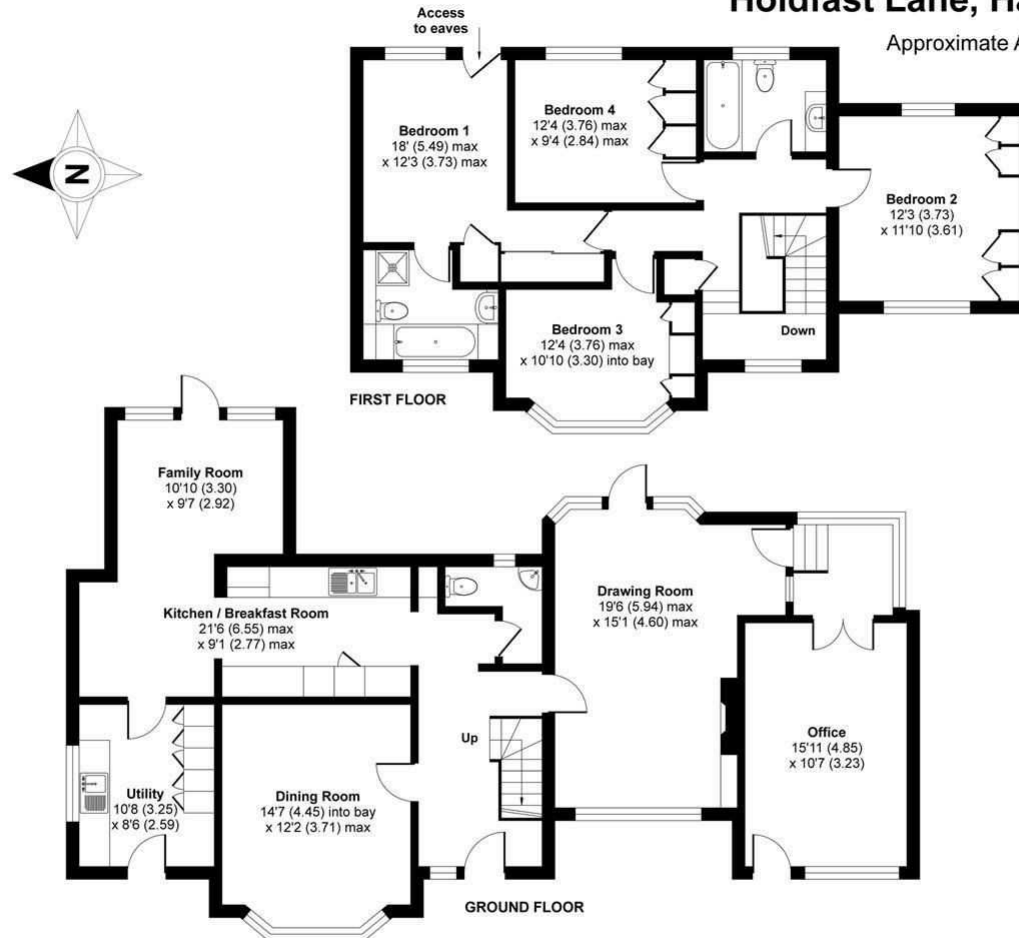
High Street 1.5 miles
 Main line station 2 miles
 A3 Access at Hindhead 5.5 miles
 A3 access at Milford 7.5 miles
 Godalming 8 miles
 Guildford 14 miles
 All distances approximate



Holdfast Lane, Haslemere, GU27

Approximate Area = 2006 sq ft / 186 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2021. Produced for Clarke Gammon. REF: 740244

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

