



**Beech Road, Haslemere, Surrey**  
**Guide Price £1,850,000**

CLARKE  GAMMON  
1919

# Woodridings

BEECH ROAD HASLEMERE SURREY GU27 2BX

Guide Price £1,850,000 Freehold

A handsome, classic and superbly presented detached Edwardian house on the leafy outskirts of Haslemere Town Centre.

Woodridings was built in 1905 and is centrally set within its glorious mainly south and west facing landscaped gardens and grounds. Great care has been taken by the owners to sympathetically modernise the property whilst keeping its classic Edwardian charm and character. In 2011 all the windows were replaced by Clement Windows of Haslemere with steel framed double glazed leaded lights and a particular feature is the south west facing oriel bay window in the drawing room overlooking the rear garden. The beautiful kitchen/dining room has American oak flooring, oak units with granite worktops, island unit and an oak dining table. A bay window and door lead onto the sunbathed terrace with the cosy snug sharing an open sided fireplace and wood burner. The utility room is comprehensively fitted with oak units and leads to the connected extension/guest annexe that was completed in 2015 which adds a substantial amount of accommodation to the existing house and comprises a ground floor living room with double glazed doors opening to a private terrace and first floor with bedroom, shower room and large reception space that could be further bedrooms or large kitchen/dining room subject to planning permission. Completing the ground floor are a cloakroom and study off the hall. The majority of the ground floor has English oak flooring. On the first floor of the main house are four well balanced, light double bedrooms; the main bedroom having a dressing room and en-suite shower room, guest bedroom with built-in wardrobe and en-suite shower with a family bathroom serving bedrooms three and four.

- Handsome Edwardian detached family house
- Walking distance of Town Centre and main line station
- Main bedroom and guest bedroom suites
- Superb kitchen/dining room
- Replacement steel double glazed leaded light windows
- Stunning landscaped gardens and grounds of just over one third acre
- Five bedrooms including guest annexe
- Drawing room, study and snug
- Utility room and cloakroom
- Double garage, log store and garden store

## CG HASLEMERE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: [haslemere.sales@clarkegammon.co.uk](mailto:haslemere.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

**Local Authority:** Waverley Borough Council Tax Band G

**Services:** All main services, gas central heating









## GARDENS AND GROUNDS

The property is approached through electric gates with attractive cobbles leading to the extensive shingle driveway that leads to the double garage having electric doors and adjacent log store. Woodridings is centrally positioned within its fabulous plot of just over one third of an acre. The beautifully landscaped gardens predominantly face south and west with a natural sandstone sun terrace wrapping around three sides of the house and matching walkway with wisteria clad pergola. Beyond the sun terrace are the meticulously maintained lawns bordered and framed by an abundance of specimen shrubs and trees carefully planted to give maximum privacy and screening creating a beautiful picturesque backdrop to the stunning gardens.



## 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 north on the A286 for approximately 0.3 miles.  
Turn into Beech Road and Woodridings is the first property on the right.

30th May 2023 PM/dr

**Haslemere Heath Centre on foot 0.2 miles**  
**Town Centre on foot 0.5 miles**  
**Main line station on foot 0.9 miles**  
**A3 access at Hindhead 4.5 miles**  
**A3 access at Milford 7 miles**  
**Guildford 14 miles**

All distances approximate

| Energy Efficiency Rating                           |  | Current   | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (92 plus) A  |  |   |           |
| (81-91) B  |  |   |           |
| (69-80) C  |  | 71  | 78        |
| (55-68) D  |  |   |           |
| (39-54) E  |  |   |           |
| (21-38) F  |  |   |           |
| (1-20) G   |  |   |           |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC  |           |

# Woodridings, Beech Road, Haslemere, GU27

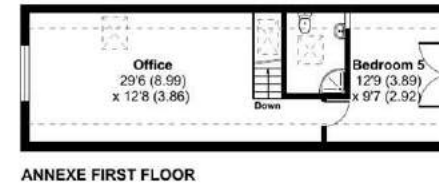
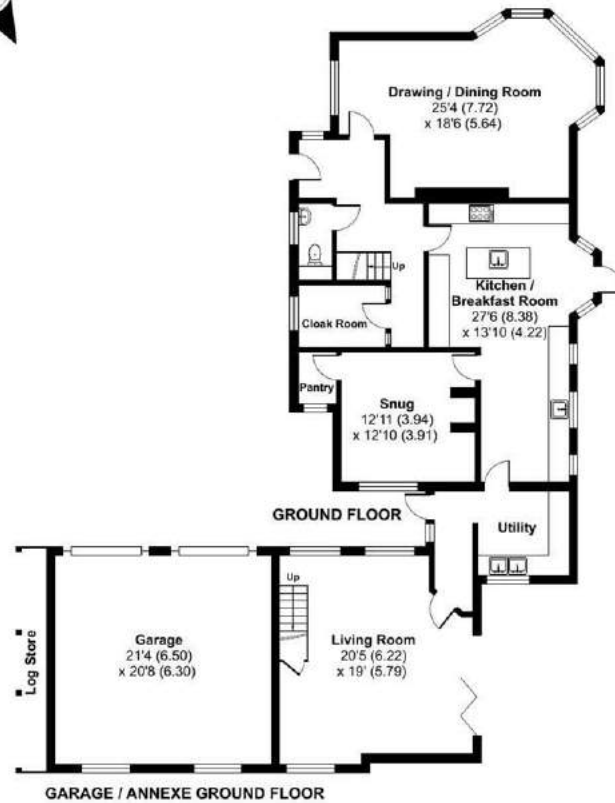
Approximate Area = 2854 sq ft / 265.1 sq m (includes garage)

Limited Use Area(s) = 134 sq ft / 12.4 sq m

Annexe = 748 sq ft / 69.4 sq m

Total = 3736 sq ft / 346.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/aecom 2023. Produced for Clarke Gammon. REF: 988062

## 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

