







Doyle House

Derby Road Haslemere Surrey GU27 1BP

An exceptional and superbly appointed modern executive family house in a west/south-west facing plot of 0.75 acre set away from the road along a private driveway in one of Haslemere's most desirable locations within easy reach of the main line station and Town Centre.

- **Detached modern executive family house of over 6,000 sq ft in desirable location**
- **Main bedroom with dressing room and en-suite bathroom**
- **Four further bedrooms; one with dressing room and two further bath/shower rooms**
- **Galleried landing with balcony and 2nd floor bedroom six/media room**
- **Fabulous open plan kitchen/breakfast room/orangery designed by Charter Walk**
- **Entrance hall, sitting room, dining room, living room and study**
- **Lower ground floor cinema room**
- **Self contained one bedroom annexe**
- **Heated swimming pool with pool house**
- **Private gardens and grounds of 0.75 acre with triple garage and electric gated entrance**

Guide Price £3,200,000 Freehold

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THE PROPERTY

An exceptional and superbly appointed modern executive family house in a west/south-west facing plot of 0.75 acre set away from the road along a private driveway in one of Haslemere's most desirable locations within easy reach of the main line station and Town Centre.

Built by Premier Properties in 2000 to an exacting standard, Doyle House is an extremely spacious property extending to over 6,000 sq ft that has been maintained to an exceptionally high standard and updated over the years by the vendors.

Undoubtedly one of the principal features of the property is the fabulous light and bright open plan kitchen/breakfast room/orangery designed by Charter Walk having integrated appliances including Britannia cooker and Fisher & Paykel fridge/freezer and a large central island. Stairs from the kitchen lead down to the luxury 23' cinema room with bar area. Double doors from the impressive entrance hall lead into the 22'ft x 15' triple aspect sitting room which has a feature fireplace with wood burner, French doors onto the terrace and double doors to the dining room which in turn leads into the kitchen. Also approached from the entrance hall are the study, living room, cloakroom and wc.

A commanding central staircase from the entrance hall leads to the first floor galleried landing with balcony off. The main bedroom has views over the garden, a comprehensively fitted dressing room and large luxury en-suite bathroom. There are four further bedrooms on the first floor, two further bath/shower rooms and a dressing room. Stairs from the landing lead up to bedroom six/media room/home office and a large storage cupboard.

The annexe which mainly sits above the triple garage is accessed from the kitchen or outside. On the ground floor is a kitchen with stairs leading up to the bedroom, reception room and bathroom.







GARDENS AND GROUNDS

One of the most appealing features of the property are the sunny and private gardens and grounds - an oasis within the town - which in all extend to 0.75 acre.

The property is approached through electric gates down a long tarmacadam well screened drive flanked by lawns, borders and trees culminating in a parking and turning area in front of the house. The lawned front garden could be adapted to provide additional parking and garaging, subject to the necessary consent. Wrapping around the rear of the house, the raised terrace and deck are ideal for entertaining. Steps from the deck lead down to the heated swimming pool where warm summer days can be spent. The adjacent pool house doubles up as a children's den and could be used as a changing room. The remainder of the gardens are laid to level lawns, attractive beds and borders with mature trees and hedging providing an excellent degree of privacy.





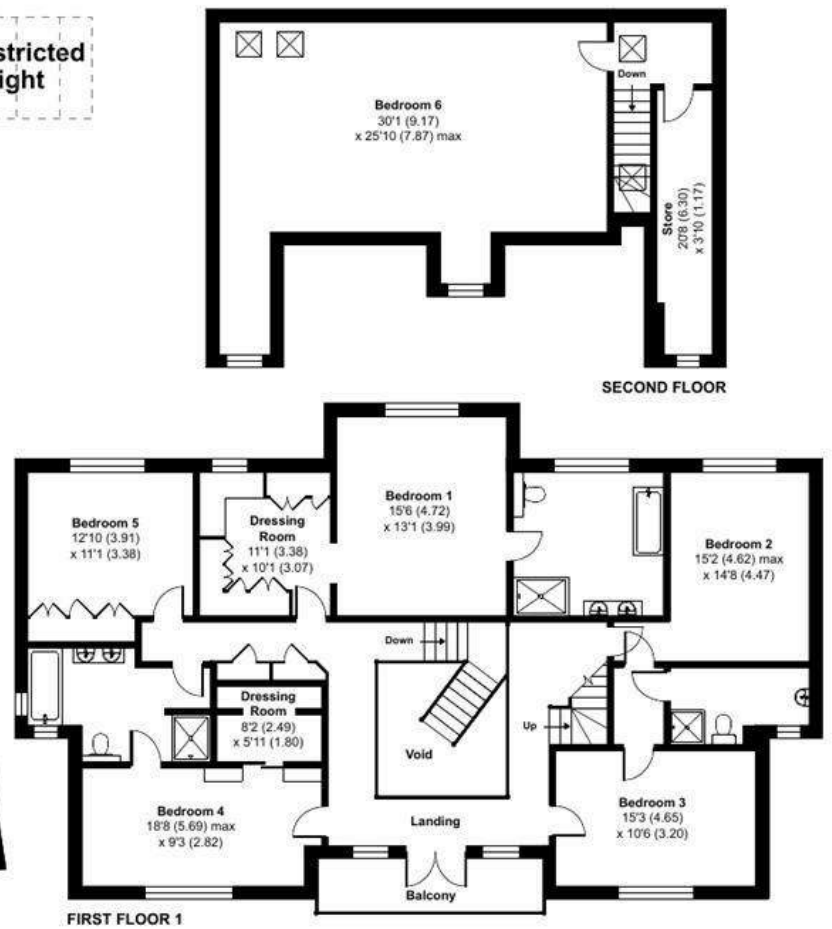
Doyle House, Derby Road, Haslemere, GU27

Approximate Area = 6151 sq ft / 571.4 sq m (Includes Annexe / Triple Garage And Excludes Void)

Limited Use Area(s) = 41 sq ft / 3.8 sq m

Total = 6192 sq ft / 575.2 sq m

For identification only - Not to scale



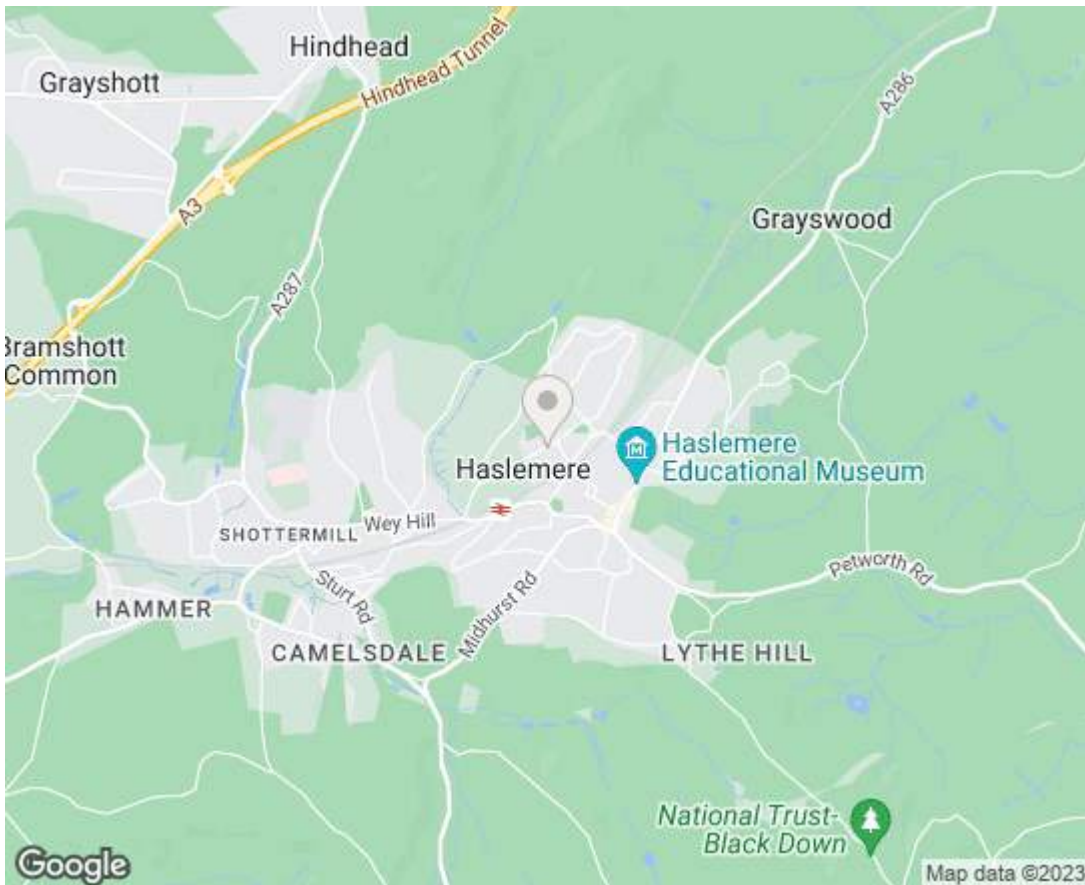


SITUATION

Although quietly located Doyle House is within 0.5 mile of Haslemere Town Centre which provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee shops/cafes. 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 quality golf courses in the area including Hindhead, Cowdray and Old Thorns Hotel & Resort at Liphook. Polo can be enjoyed at Cowdray Park and the horse racing, motor racing, Festival of Speed and Revival at Goodwood are less than 20 miles distant. There are excellent schools for all ages both state and private in and around the town including St Bartholomew's, St Ives and The Royal School and the whole area is surrounded by miles of open countryside much of it National Trust owned. The

main line station is within walking distance (0.5 mile) and offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and South Coast.

Haslemere main line station 0.5 mile
Haslemere High Street and Town Centre 0.5 mile
A3 access at Hindhead 3.5 miles
A3 access at Milford 7.5 miles
Godalming 9 miles
Midhurst (Cowdray Park) 9 miles
Chichester (Goodwood) 20 miles
M25 Junction 10 22 miles
Gatwick Airport (across country) 37 miles
Heathrow Airport (via A3 & M25) 38 miles
All distances approximate



SERVICES: All main services are connected

LOCAL AUTHORITY: Waverley Borough Council Tax Band: H

DIRECTIONS

From our office in Haslemere High Street (A286) proceed south bearing right behind the Town Hall into Lower Street. Continue past the railway station turning right into Weydown Road immediately after going under the railway bridge. Derby Road will be found on the right hand side after approximately 0.1 mile and the entrance to Doyle House will be found on the left after approximately 0.2 mile.

VIEWINGS

Strictly by appointment with the selling agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

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