

Blackdown Border

Haslemere, Surrey







Blackdown Border

Tennysons Lane, Haslemere, Surrey

A beautifully extended 1930s house
on the edge of Haslemere town.

Haslemere High Street 1 mile, Haslemere Station 1.5 miles (London Waterloo – approximately 56 minutes),
Godalming 9.5 miles, Guildford 15 miles (London Waterloo – approximately 54 minutes), London 45 miles
(All distances and times are approximate)

Entrance hall | Drawing room | Dining room | Study/sitting room | Kitchen/breakfast room
Utility room and cloakroom

Principal bedroom with study/dressing room and en suite bathroom | 3 further bedrooms | Family bathroom

Attached Annexe: Sitting room | Kitchen | Bedroom and ensuite shower room

Detached double garage | Sun terraces

South westerly facing gardens and grounds

In all approximately 0.3 hectares (0.65 acres)



Haslemere

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Situation

Blackdown Border is situated on one of the most sought-after roads in the town of Haslemere. The town offers excellent shopping facilities for day to day needs, a tennis club, The Herons Leisure Centre and a mainline train station, with services to London Waterloo taking approximately 56 minutes. More comprehensive shopping facilities are available in the town of Godalming and Guildford. There is an excellent choice of schools in the area, including The Royal Senior School and St. Ives in Haslemere, St. Edmunds, The Royal Junior School and Amesbury at Hindhead and Highfield School in Liphook. Other schools in the area include Charterhouse at Godalming and Barrow Hills at Witley. Communications are excellent, with London being within approximately 40 miles and the A3 at Hindhead giving access to the South Coast, the M25 and Heathrow, Gatwick and Southampton airports. Sporting facilities include golf at Hindhead, Liphook and Chiddingfold, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester. The surrounding countryside provides excellent opportunities for walking and riding.

The property

The origins of Blackdown Border date back to the late 1930s, when the property was constructed by a retiring sea captain who wished to build a property with outstanding views. Blackdown Border offers beautifully presented and well laid out family accommodation over two floors, with the added benefit of great flexibility afforded via the adjoining annexe.

The property benefits from a beautifully finished Mark Wilkinson kitchen with solid wood units under Uba Tuba granite work surfaces. The kitchen is presented in immaculate condition and is complemented by high specification Miele appliances.

Blackdown Border is set beautifully in its south west facing gardens and has the added benefit of the principal entertaining rooms leading directly off the back of the house onto the extensive sun terraces. These offer outstanding





views over Blackdown, an area of ancient National Trust woodland comprising approximately 950 acres of forested land and incorporating many wonderful walks and rides. As most of the principal rooms are double aspect, the house is flooded with natural light throughout the day.

The property has been reconfigured and modernised over the years to suit the needs of the modern family. The renovations include the fitting of bespoke Loewen double glazed windows. Beautifully constructed, these windows are of Canadian Douglas Fir internally, with 'maintenance free' exteriors. They have retained the original wooden flooring in the entrance hall and dining room.



An added bonus of the property is the self-contained annexe to the eastern elevation. This annexe is accessed via its own front door and allows for extra accommodation when entertaining, or the ideal au-pair/granny annexe.

Gardens and grounds

The property is accessed via an in-and-out driveway off Tennysons Lane and is set well back from the lane behind a mature mixed hedge. To the rear, there are a number of large York stone sun terraces, affording a number of seating areas for outside entertaining during the summer months. The gardens at the rear are accessed via several railway sleeper steps, incorporating mature shrub borders in carefully thought out and well constructed terraces. The land beyond is flat and predominantly laid to lawn.

Services

We are advised by our clients that the property has mains water, electricity, gas-fired central heating and private drainage.

Viewings

All viewings are strictly by appointment with the agent.

Local Authority

Waverley Borough Council : Telephone: 01483 523333

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Directions (GU27 3AF)

From Guildford, take the A3 southbound and after about 7 miles, bear left at the Milford exit. Continue into Milford and follow the signs for Haslemere (A286). Upon entering Haslemere, at the top of the High Street, bear left, signed Petworth. Follow this road for 0.25 miles and take the turning on the right into Haste Hill. Proceed to the top of Haste Hill where the junction of Scotland Lane and Tennysons Lane will be found. Take the road marked 'Tennysons Lane, Blackdown'. After a short distance, turn left into Tennysons Lane. Follow this road for approximately 0.2 miles whereupon Blackdown Border will be found on the right-hand side.



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

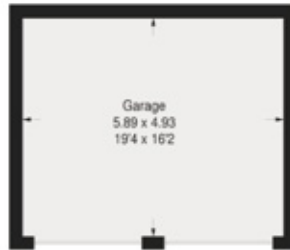
Approximate Gross Internal Floor Area

297 sq m / 3197 sq ft

Garage :- 29 sq m / 312 sq ft

Total :- 326 sq m / 3509 sq ft

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



Garage

(Not shown in actual location/ orientation)



First Floor



Ground Floor



Connecting people & property, perfectly.

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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