

Little Danley, Linchmere, Haslemere, West Sussex

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A stunning, recently **refurbished family home** offering superb facilities both inside and out and set in 2.6 acres.

### Summary of accommodation

- Entrance hall | Drawing room | Kitchen/Dining/Family room | Utility/Laundry room | Study | Boot room
- Ground floor bedroom with en suite shower room | Principal bedroom with dressing room and large en suite bathroom
- Guest room with dressing room and en suite shower room | Two further bedrooms with their own bathrooms
- Double garage with storage space above | Store behind | Tractor barn | Log store | Summer house
- Five stables | Tack and feed rooms | Kitchen | WC | Pool plant room | Shower room
- Swimming pool | Tennis court | Manège | 4D football pitch

**In all about 2.6 acres**  
**A further parcel of land of about 1.9 acres may be available by separate negotiation**

### Distances

Liphook 2.3 miles (London Waterloo 58 minutes), Haslemere 3 miles (London Waterloo 56 minutes)  
Guildford 18 miles, Chichester 20 miles, London 45 miles  
(All distances and times are approximate)



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## Situation

Little Danley is situated in a private location in Linchmere; a quiet and beautiful hamlet which sits just south of Haslemere town and is one of the most coveted locations in the area.

Haslemere offers excellent shopping facilities for day-to-day needs, a choice of restaurants, pubs and coffee shops, along with a tennis club and the Haslemere Leisure Centre.

The mainline train station, which is within a short drive, provides a frequent and direct service into London Waterloo taking approximately 56 minutes. More comprehensive shopping facilities are available in the nearby towns of Godalming and Guildford which are easily accessed via the A286 and the A3. Communications are superb, with the A3 at Hindhead and Liphook providing easy access to London, the M25 and Gatwick, Heathrow and Southampton airports.

There is an exceptional choice of schools in the area, including The Royal Senior School and St Ives in Haslemere, St Edmund's, The Royal Junior School and Amesbury at Hindhead as well as Brookham and Highfield at Liphook.



There is also a superb selection of state schools within the area including Bohunt at Liphook and Woolmer Hill at Haslemere. Sporting facilities are excellent, including golf at Hindhead, Liphook, Cowdray Park and Chiddingfold, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester.

Little Danley also has the benefit of being within extremely easy reach of many miles of wonderful countryside in which to walk or ride, with direct access to Linchmere Common a short walk from the house.

## The property

Nestled within the picturesque countryside, this recently refurbished five bedroom house offers a sanctuary of luxury and privacy. With its extensive amenities and stunning surroundings, this property is perfect for those seeking a tranquil and active lifestyle.

As you step inside, you'll be captivated by the modern elegance that flows throughout the house. The spacious and thoughtfully designed living spaces provide comfort and functionality, ensuring a seamless blend of relaxation and entertainment. The five bedrooms offer a peaceful haven for restful nights, and cater for all guests with one of the largest rooms being located on the ground floor with single level accessible en suite shower room.







## Gardens and grounds

Step outside into your own private paradise. The swimming pool invites you to take a refreshing dip on warm summer days, while the meticulously maintained tennis court awaits your friendly matches and competitive spirit. For the football enthusiasts, the 4D football pitch provides an interactive experience like no other, immersing you in the game you love.

Equestrian lovers will find their heart's desire with the on-site manège and stables. Enjoy the freedom of riding and training your horses in the comfort of your own property surrounded by the beauty of nature. With 2.6 acres of land at your disposal, there's ample space for exploration and outdoor activities.

Experience a true sense of escape and tranquillity in this secluded haven. The property is situated within a short ten-minute drive of Haslemere train station, offering convenient access to transport links and allowing for an easy commute to London.

Immerse yourself in the natural beauty of West Sussex, with its rolling hills, charming villages, and breathtaking landscapes. Explore the nearby countryside on scenic walks, indulge in outdoor pursuits, or simply relax and enjoy the serenity that surrounds you.



**Approximate Gross Internal Floor Area**  
**4026 sq ft / 374.0 sq m**

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.



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



**Approximate Gross Internal Floor Area**  
**2028 sq ft / 188.4 sq m**

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## Services

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

## Viewings

All viewings are strictly by prior appointment with Knight Frank.

## Property information

**Location:** GU27 3NF  
**What3words:** evolves.remain.picnic  
**Tenure:** Freehold  
**Local Authority:** Chichester District Council and South Downs National Park Authority  
**Council Tax:** Band H  
**EPC Rating:** D

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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