

Luckhurst





At the end of a long drive, in a **spectacular setting**, a modern country house ideal for entertaining with generous guest accommodation.

Summary of accommodation

Reception hall | Sitting room | Dining room | Music room | Playroom | Cinema room | Office/study | Kitchen/breakfast room | Utility room | boot room
Plant room | Two cloakrooms

Principal bedroom with dressing room and en suite bathroom | Five further bedrooms | Two further bathrooms | Two further shower rooms and further cinema room

Guest Lodge: Kitchen/dining/sitting room | Utility room | Four en suite bedrooms

Cabin: Kitchen/living room | Five bedrooms | Bathroom and shower room

Triple garage with flat over: Kitchen/sitting room | Bedroom | Shower room

Gardens and grounds of about 31.40 acres | Planning approval for indoor pool and leisure suite

In all about 31.40 acres

Planning permission granted for either an indoor swimming pool and spa or an outdoor swimming pool and pool house. Additionally, planning permission is granted for a tennis court. Planning ref 24355/008 | Variation of condition 13 relating to application 24355/006

Distances

Haslemere 7.4 miles, Farnham 8.6 miles, Godalming 11.1 miles, Guildford 18.3 miles, Heathrow 36.8 miles, London 49.7 miles

(All distances are approximate)



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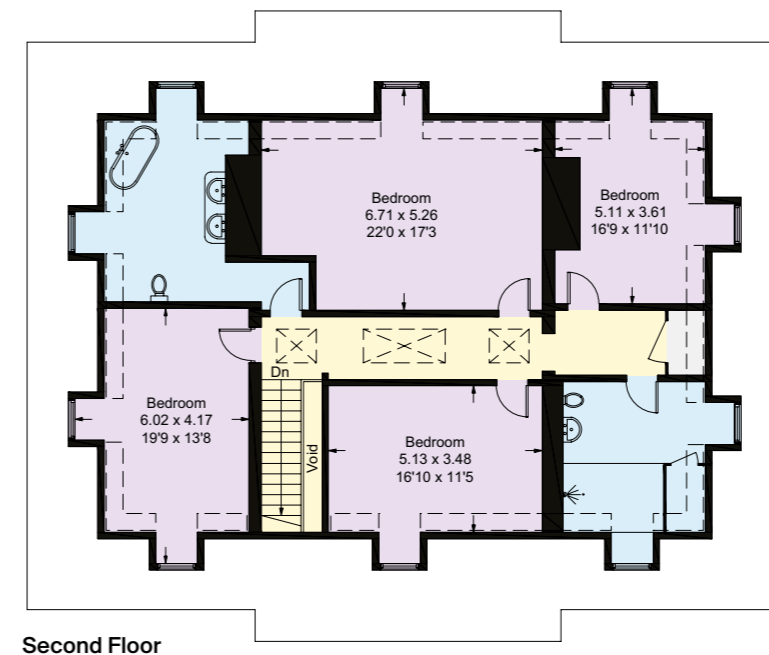
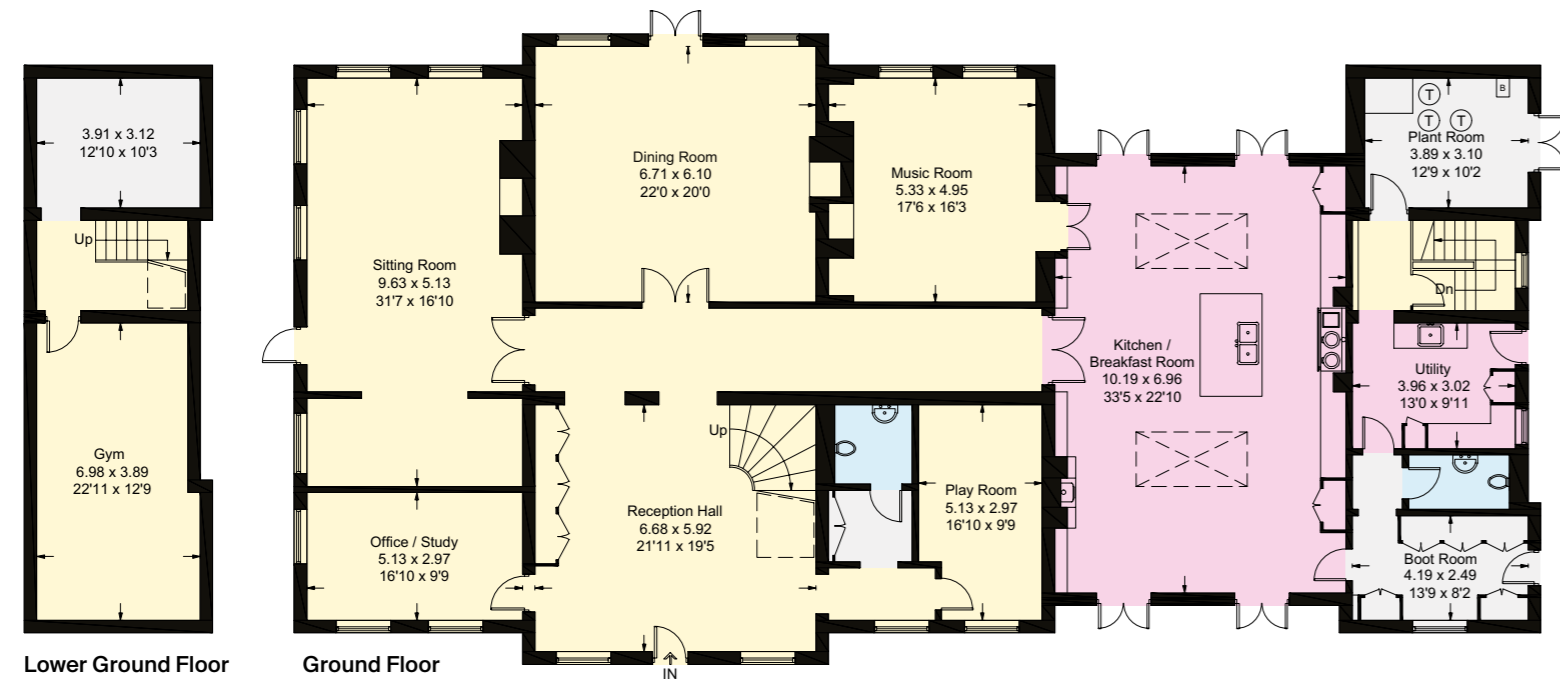


Approximate Gross Internal Floor Area

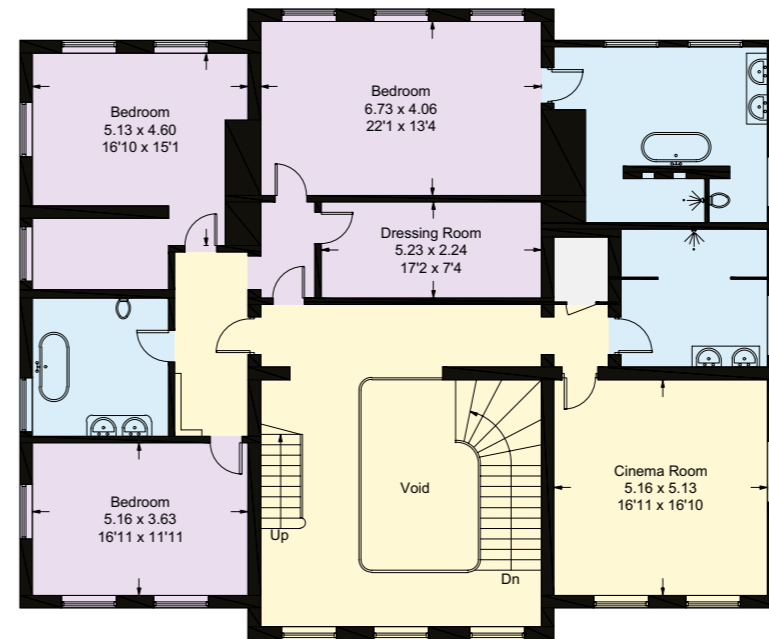
Main House: 785.4 sq m / 8454 sq ft

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.

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



Second Floor



First Floor





Guest Lodge



Guest Lodge



Guest Lodge



Guest Lodge



Guest Lodge

Approximate Gross Internal Floor Area

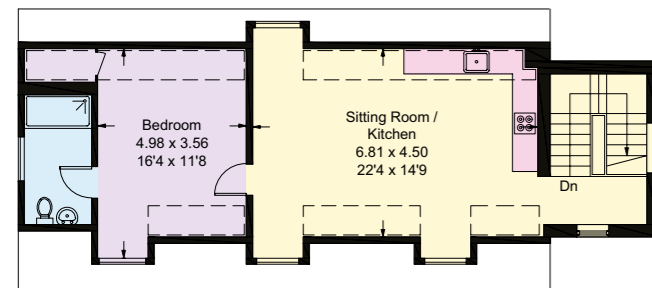
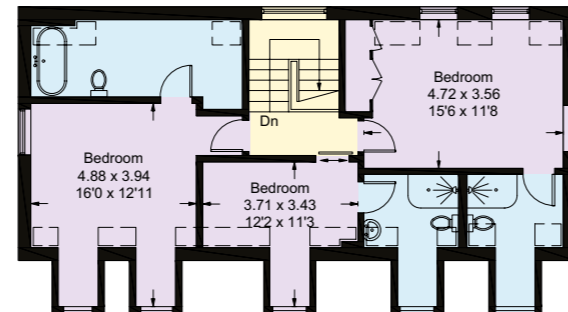
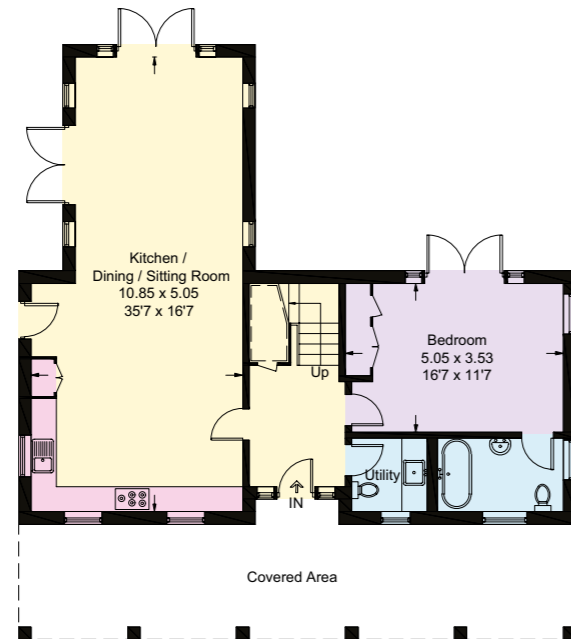
Guest Lodge = 166.2 sq m / 1789 sq ft

Cabin = 122.7 sq m / 1321 sq ft,

Garage Flat = 66.3 sq m / 714 sq ft

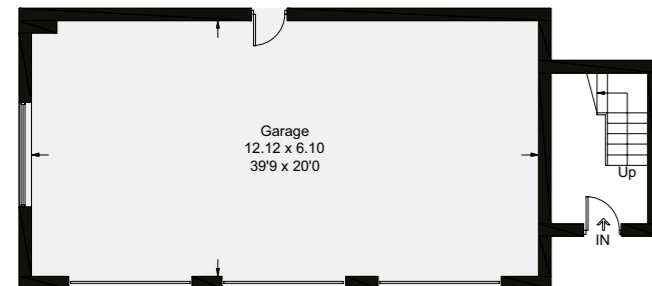
Garage = 82.4 sq m / 887 sq ft

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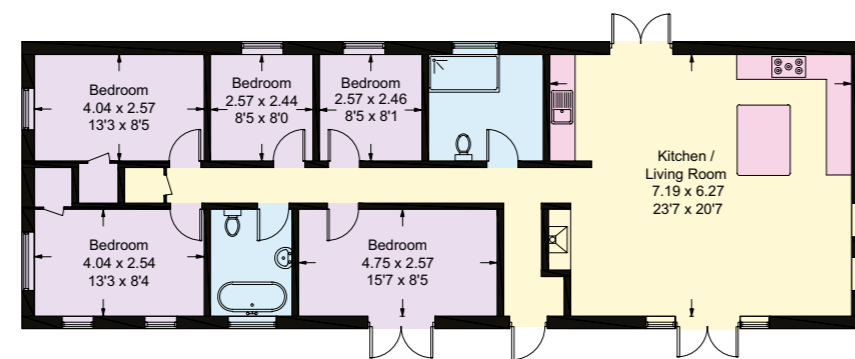
Garage - First Floor

(Not Shown In Actual Location / Orientation)



Garage - Ground Floor

(Not Shown In Actual Location / Orientation)



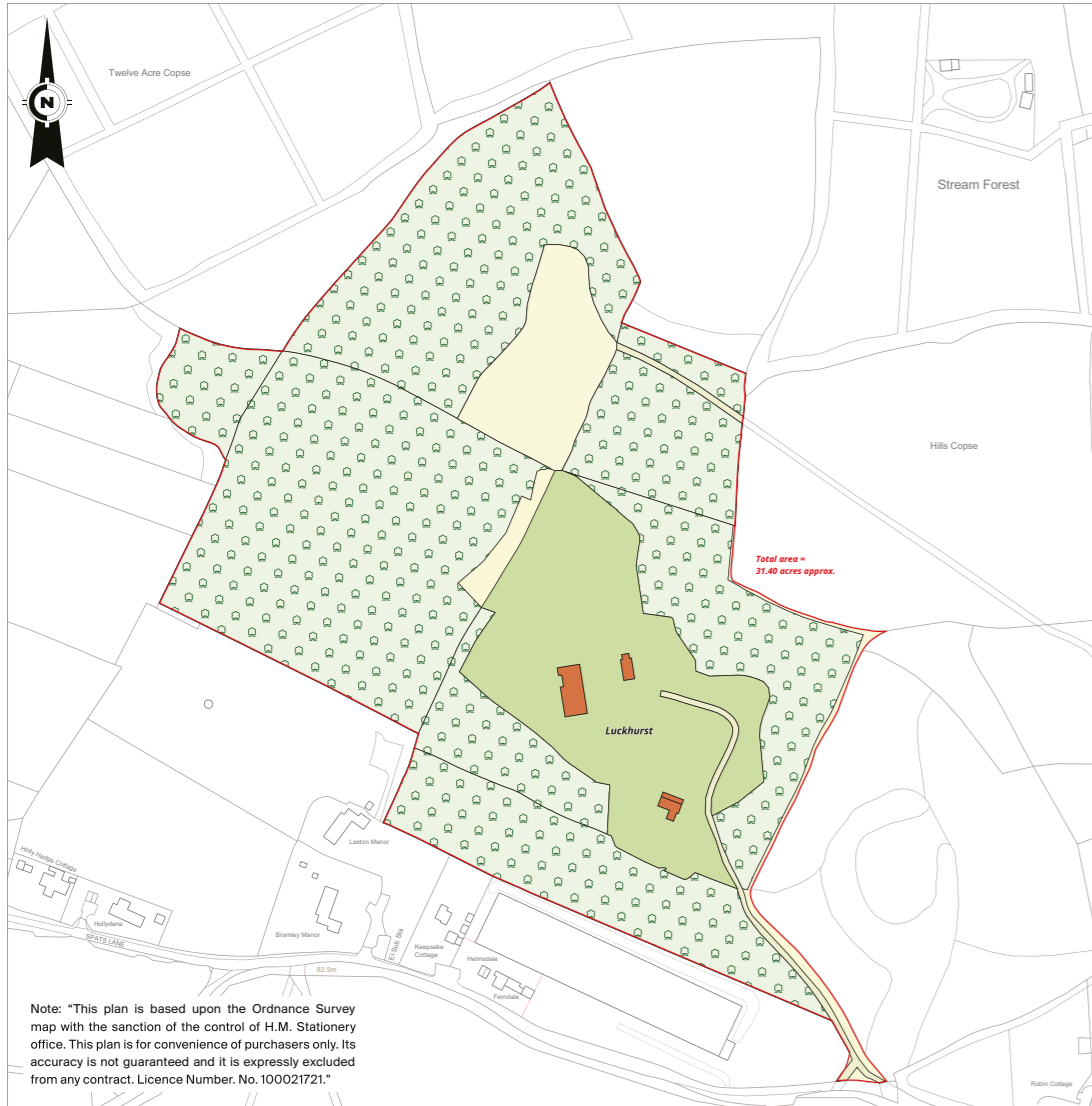
Cabin

(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0







Services

We are advised by our client that the property benefits from an air source heat pump, oil fired boiler, and electrical car charger. The appliances are mainly from Crosswater and the kitchen was handmade.

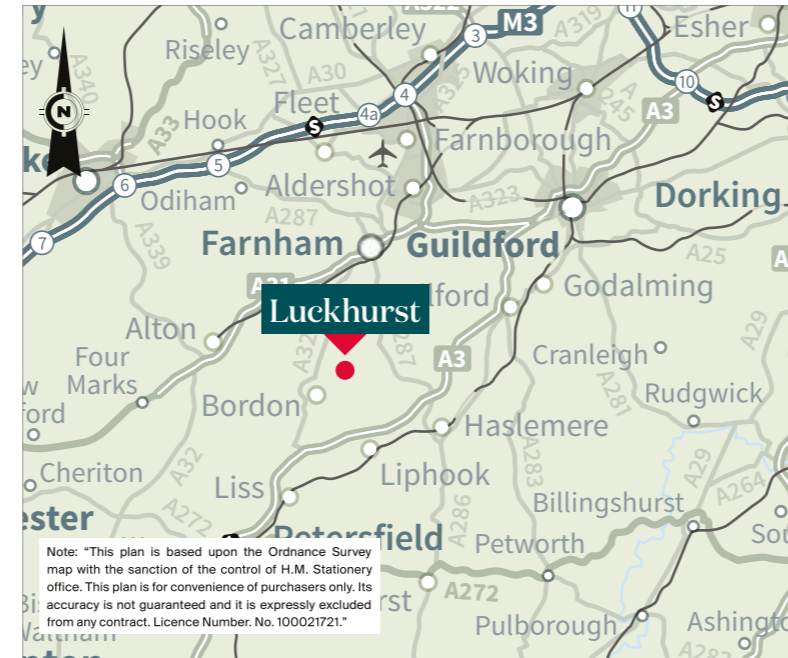
Property information

Tenure: Freehold

Local Authority: East Hampshire District Council

Council Tax: Band H

EPC Rating: B



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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