

Littlecote, Haslemere, Surrey







An exceptional property positioned in a **highly desirable location**, ideally situated near the amenities of Haslemere and with views towards Blackdown.

Summary of accommodation

Entrance hallway | Drawing room | Dining room | Kitchen/breakfast room | Conservatory | Utility room | Cloakroom

Principal bedroom with dressing room and en suite bathroom | Three further bedrooms | Family bathroom

Studio | Barn style carport with room above

Sun terrace | Formal lawns | Kitchen garden

Gardens and grounds

in all about 0.5 acres

Distances

Haslemere High Street 0.8 miles, Haslemere Station 1.1 mile (London Waterloo 56 minutes), Godalming 9.3 miles

Guildford 14 miles, London 39 miles

(All distances and times are approximate)



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Situation

Littlecote occupies an elevated and exceptional position on the southern fringes of Haslemere within one of the most coveted roads. Its location offers not only proximity to local amenities but also provides immediate access to neighbouring footpaths, perfect for exploring the surrounding countryside, including Blackdown, an area of over 900 acres of National Trust land. The town offers an excellent range of cafés and boutique shops (including a Waitrose supermarket), providing most things needed for day-to-day living. There is also a tennis club, located a short distance away, as well as The Haslemere Leisure Centre and a mainline train station, with services to London Waterloo taking approximately 56 minutes. More comprehensive shopping facilities are available in the nearby towns 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. Edmund's, 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 45 miles by road, with the A3 at Hindhead giving access to the south coast, the M25 and Heathrow, Gatwick and Southampton airports. Sporting facilities in the area 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 property

Littlecote is a charming, red brick Victorian property adorned with Wisteria, climbing Hydrangea and beautiful arch and bay windows, paying homage to its historical connections to Red Court. Tastefully updated over the years, this is the first occasion in over 60 years that the property has become available on the open market. Offering spacious and well-proportioned living spaces, one notable area is the drawing room, featuring arched French doors that open onto the terrace.









There is also a dining room that could easily double as a home office or playroom, catering to the needs and preferences of the occupants. Another is the Alitex glasshouse that serves as a delightful conservatory, providing scenic views of the garden.



In addition to the two generously-sized reception rooms, the kitchen/breakfast room takes centre stage as the heart of the home. It showcases a cherished bespoke, unfitted kitchen, complementing the warm character of the property and providing a welcoming space for family and friends, complemented by charming arched and bay windows, inviting an abundance of natural light to fill the space throughout the day.

To the first floor is the primary bedroom suite which benefits from an en suite bathroom and a separate dressing room. Although our client presently uses this space as a study, it has previously served as a nursery, demonstrating its adaptability to various purposes. The remaining three bedrooms are all doubles and there is a family bathroom.

Approximate Gross Internal Floor Area

2361 sq ft / 219.3 sq m

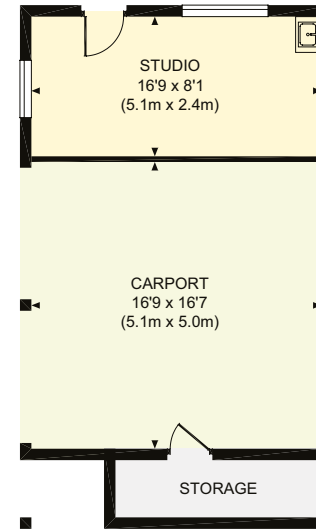
Outbuildings: 570 sq ft / 53.0 sq m

Total: 2931 sq ft / 272.3 sq m

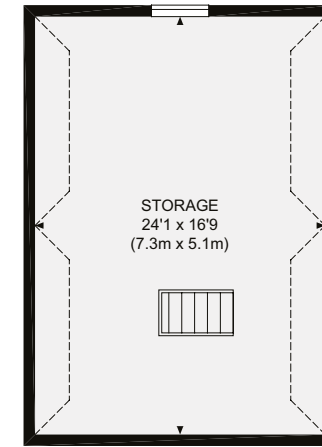
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



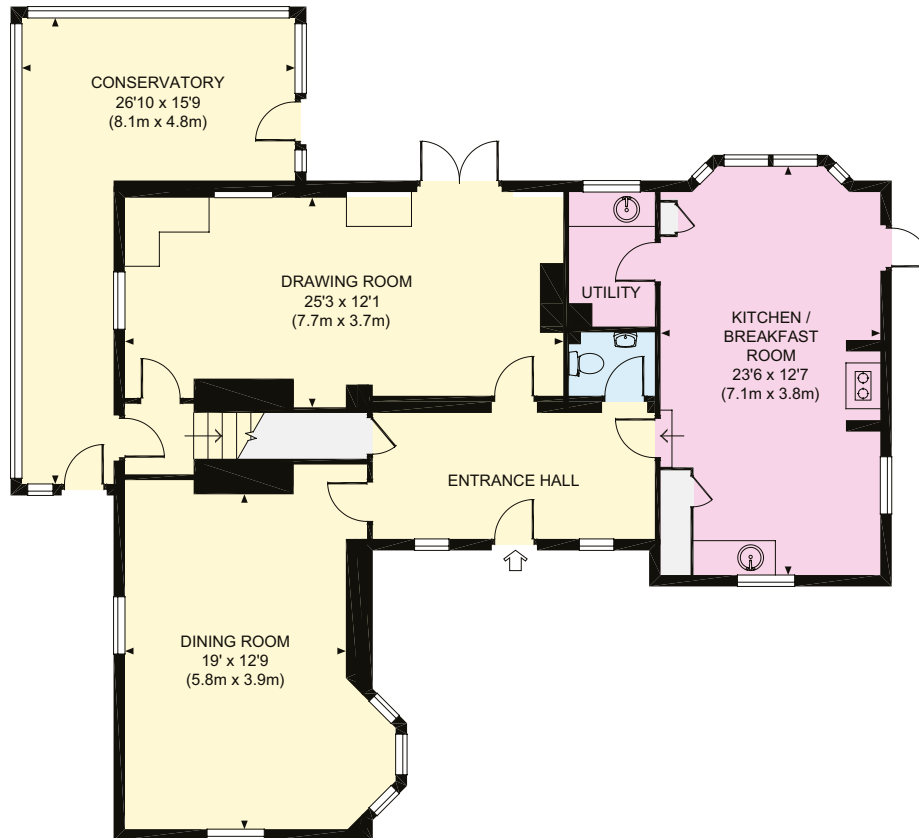
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



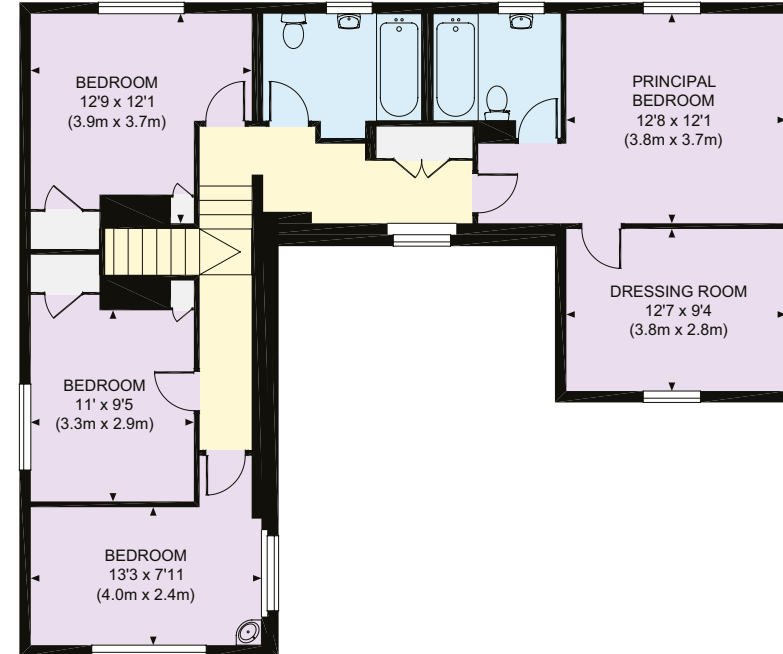
Ground Floor



First Floor



Ground Floor



First Floor



Gardens and grounds

Littlecote is approached through a five-bar gate, leading to a gravel driveway at the front of the house. There is ample parking for multiple cars and leads to a convenient barn-style carport, capable of accommodating two vehicles. Above the carport, there is a sizable room currently used as a snug, providing additional functional space.

At the rear of the property, are the pretty south-facing gardens offering a wonderful connection with the surrounding countryside. A sun terrace offers a delightful area for entertaining and al fresco dining. Adding to the appeal of the property is a studio, separate to the house, yet easily accessible from the kitchen or driveway. This provides a versatile space which also works perfectly as an office, filled with natural light and with splendid views of the garden.

The gardens themselves are predominantly laid to lawn, with roses and mature flowering shrubs such as Lilac and Rhododendron. A kitchen garden is perfect for growing salads and vegetables, while an ornamental pond adds a touch of elegance to the outdoor setting.





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 sole agents.

Fixtures and fittings

Only those mentioned in these sales particular 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 3AW)

What3Words: pinches.scoping.obeyed

Property information

Tenure: Freehold

Local Authority: Waverley Borough Council: Telephone: 01483 523333

Council Tax: Band F

EPC Rating: E



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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