



Kemnal, Haslemere, Surrey





A **unique opportunity** to acquire a Grade II* listed Norman Shaw house in the heart of Haslemere town.

Summary of accommodation

Ground floor: Entrance hall | Drawing room | Sitting room | Dining room | Study (with shower room en suite) | Kitchen/breakfast room
Staff room | Boiler room | Utility room | Two WC's

First floor: Principal bedroom en suite | Five further bedrooms en suite | Family bathroom | Self-contained flat (sitting room, bedroom, kitchen, bathroom) | WC | Store

Cellar

Garage | Two stores

Gardens and grounds

In all approximately 0.86 acres

Distances

Haslemere town centre 0.3 miles, Haslemere mainline station 1 mile (London Waterloo 56 minutes)
Guildford mainline station 14 miles (London Waterloo 40 minutes), Chichester 21 miles, London 44 miles
(All distances and times are approximate)



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Situation

Kemnal is located just a short walk from the High Street in the heart of Haslemere town. The High Street itself is very much part of a thriving community comprising of many shops, boutiques and restaurants, many housed in period buildings. More extensive shopping facilities are available in nearby Godalming and Guildford.

For the commuter, Haslemere train station provides fast rail services direct to London Waterloo with the journey taking approximately 56 minutes. By road, the A3 can be accessed at either Hindhead or Milford with the dual carriageway providing access to the national motorway network via junction 10 of the M25, and beyond to Heathrow and Gatwick airports.

Haslemere is well served educationally, with an excellent choice of schools in the area, including The Royal Senior School and St Ives in Haslemere itself, St Edmund's, The Royal Junior School and Amesbury at Hindhead and Brookham and Highfield Schools in Liphook. Other schools in the area include GHS and RGS in Guildford, Charterhouse in Godalming, Barrow Hills at Witley and Woolmer Hill School in Haslemere. 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. Haslemere has the added benefit of being bounded to the south by Black Down Park, an area of some 965 acres of ancient woodland owned by the National Trust, and home to some excellent walks and rides.

The property

A substantial property in the heart of Haslemere town, Kemnal was designed in 1888 by Norman Shaw, one of Britain's most notable architects, described by Historic England as being in the vernacular revival style producing the effect of an old house added to over the years. Described by Christopher Budgen in his book *West Surrey Architecture 1840-2000* as "... a superb design that is a delight in its understatement", the house has most recently served as a retirement home and recently received consent to change its use back to a residential dwelling. The house is well-appointed with reception rooms, bedrooms and bathrooms and offers an incoming purchaser an exciting opportunity to put their own stamp on the property subject to the usual consents.





The plentiful reception rooms across the ground floor offer tall ceiling heights, period fireplaces and large leaded-light windows allowing for wonderful views of the surrounding gardens, and light to flood in throughout the day. Notable rooms are the drawing and sitting rooms, which are of excellent size.

To the first floor are seven bedrooms in all, which include a self-contained staff flat. Again, the ceilings are tall and there are several fireplaces; a number of these bedrooms could be considered as the principal, and all but one have a bathroom en suite and plentiful storage. The staff flat consists of a sitting room, double bedroom, kitchen and bathroom.

Gardens and grounds

Approached from the parking area immediately off the Grayswood Road, the house is accessed via a path that runs along the southern elevation, allowing one to appreciate the distinctive overhanging tile-hung elevations. The wonderful gardens are predominantly laid to lawn and lined with mature trees and shrub borders. There is a summer house to the rear of the property in need of some maintenance, and of note there is a mature Wellingtonia in the rear garden in addition to several other trees near the southern boundary that are subject to Tree Preservation Orders (TPO).

There are several outbuildings to the north of the house's plot including a small garage and several stores.

Of further note, there is slip of land due south of the house and gardens which may be useful in regard to planning gain subject to the usual permissions.

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.

Services

We have been advised by our clients that property has mains water, electricity and drainage.

Viewings

All viewings are strictly by appointment with the sole selling agent Knight Frank.

Directions

Postcode: GU27 2BP

What3Words: splashes.wagers.dime

Property information

Tenure: Freehold

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Band H

EPC Rating: C



Approximate Gross Internal Floor Area

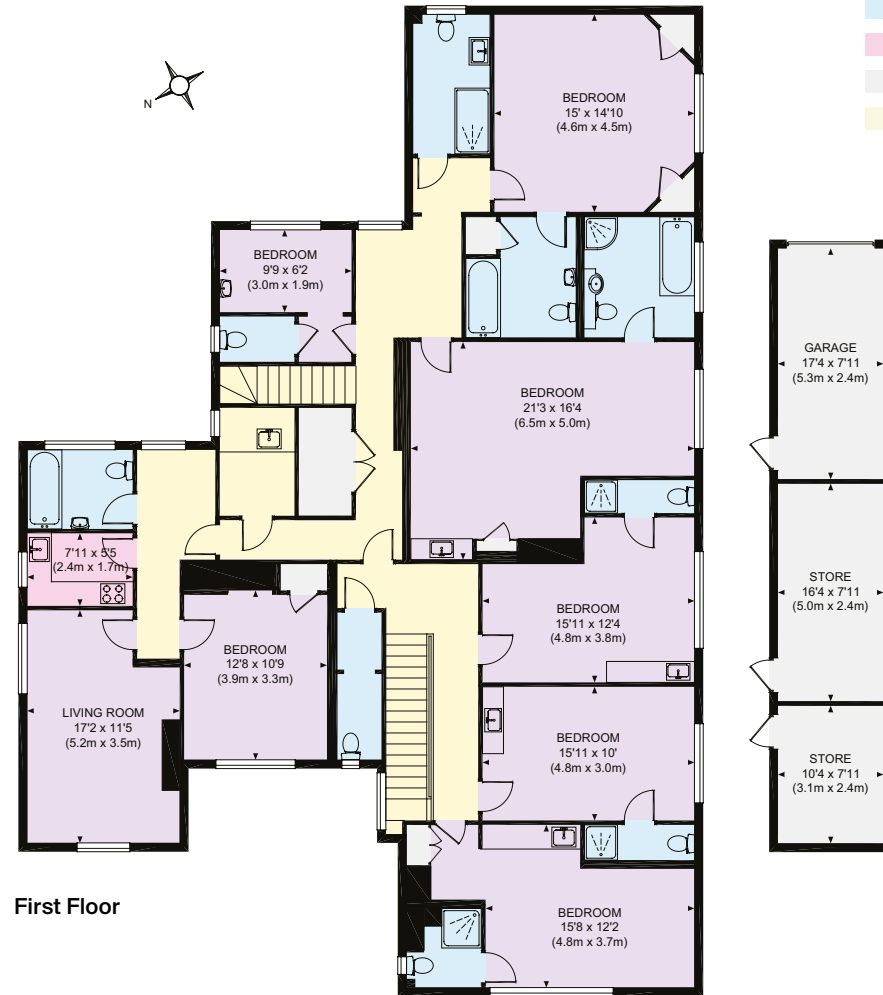
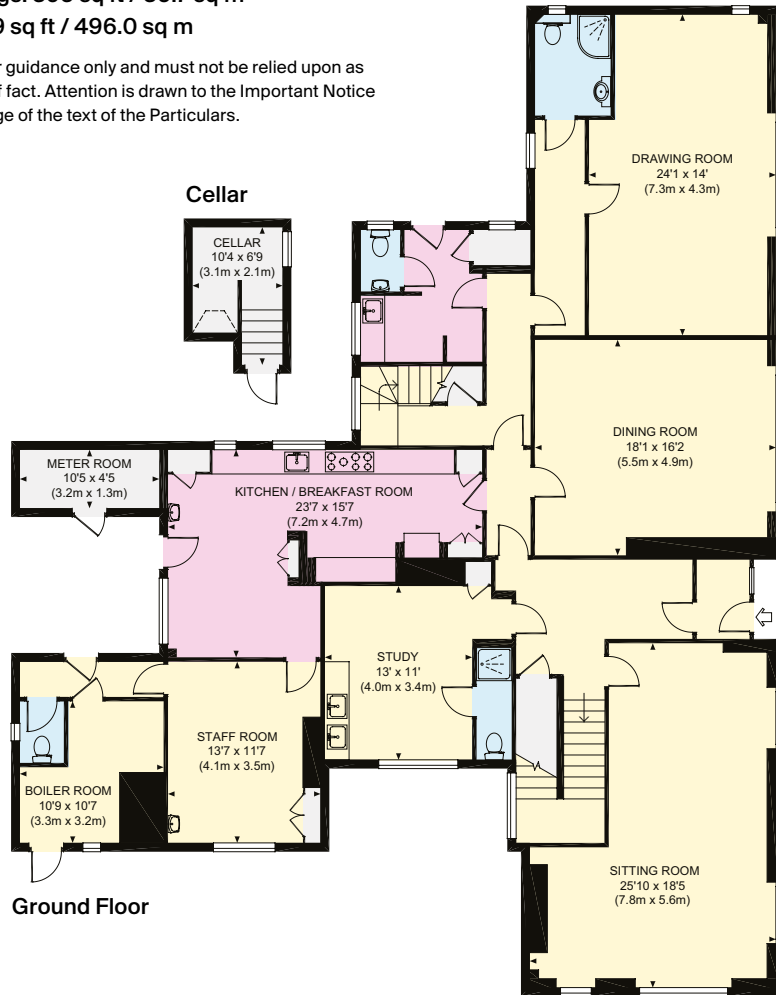
4944 sq ft / 459.3 sq m

Outbuildings: 395 sq ft / 36.7 sq m

Total: 5339 sq ft / 496.0 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



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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Particulars dated July 2024. Photographs and videos dated June 2024.

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