



Little Stroatley, Stroatley Hollow, Haslemere, Surrey





A detached **family home** in a private yet convenient position near Haslemere town.

Summary of accommodation

Entrance hall | Drawing room | Dining room | Family room | Study | Conservatory | Kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom with en suite bathroom and dressing area | Four further bedrooms | Family bathroom | Eaves store

Double garage

Summer House | Store

Gardens and grounds

In approximately 0.76 acres

Distances

Haslemere mainline station 1.2 miles (London Waterloo 56 minutes), Haslemere high street 1.5 miles

Guildford 16 miles, Chichester 22 miles, London 49 miles

(All distances and times are approximate)



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Situation

The property is located in a private yet convenient location on Stroatley Hollow, located half-way up Bunch Lane, one of Haslemere's most sought-after addresses. Despite its rather rural feel, the house is just over a mile from the station and about a mile and a half from the High Street blending a peaceful, yet commutable, setting seamlessly. The property enjoys a south-facing setting with gardens wrapping around its south and west-sides.

The town offers excellent shopping facilities, a choice of restaurants, pubs and coffee shops, along with a tennis club and the Haslemere Leisure Centre. Located just over a mile away are the further conveniences of Wey Hill, which features a variety of shops including M&S and Tesco stores. The mainline train station provides a frequent 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.

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 Charterhouse in Godalming and Barrow Hills at Witley.

Communications are superb, with the A3 providing easy access to London, the M25 and Gatwick, Heathrow and Southampton airports.

Sporting facilities are excellent and include 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.

The house also has the benefit of plentiful walks; due west of Haslemere is the Devil's Punchbowl an area renowned for walking owned by the National Trust and includes the locally infamous Gibbet Cross. In addition, there is access to the South Downs within minutes, and notably Black Down, an area of approximately 965 acres of pine and heather covered forestry (also owned by the National Trust) providing excellent walks and rides.



The property

A substantial and well-maintained family home, Little Stroatley has all the conveniences for a family. There are plentiful and generously proportioned reception rooms with working open fires, wood flooring (oak in the entrance hall and family room) and large windows (Clement) throughout, which were replaced by our clients in 2022. The large drawing room links both to the dining room and conservatory allowing the space to be filled with natural light throughout the day. The kitchen/breakfast room features a Clifton bespoke kitchen with a central island, plentiful storage, a Rayburn oven as well as a double electric ovens and a hob. From here one can conveniently access the terrace and rear garden. Further to the ground floor is a wonderfully private study with built-in cabinetry, a utility room and a cloakroom/WC.

To the first floor are five bedrooms in all. The principal bedroom is a large room with a built-in dressing area and bathroom en suite; this room enjoys wonderful south-easterly views. The four further bedrooms are all good sizes with built-in wardrobes and views over the surrounding gardens.



One of the bedrooms benefits from an additional 'room' perfect for a study or dressing area, and from here one can access one of the lofts, which makes for a convenient storage area. There is also a spacious family bathroom with separate shower and bath.

Gardens and grounds

The gardens and grounds of Little Stotley are a real highlight and have been beautifully landscaped and maintained by my clients. The gardens are teeming with wildlife and feature an array of beautiful plants and trees which include a Pieris "flaming wood", wisteria, camellia, Eucryphia, magnolia, and rhododendrons amongst others. There is a pond with a power supply for lighting, and several garden 'rooms', such as the area a terrace above the pond which is a large square of lawn with a summer house at one corner. There is a large flat terrace above this, stretching the length of the garden which is perfect for ball games. Immediately accessible from the conservatory is a terrace which wraps around the southern side of the property, perfect for entertaining throughout the summer months.

The house is approached from Stotley Hollow (via Bunch Lane), across a shared driveway and either one turns immediately right to access the integral double garage, or takes the second right for the additional parking area.

Services

We are advised by our clients that the property has mains water, electricity and gas, with private drainage (septic tank)

Viewings

All viewings are strictly by prior appointment with Knight Frank.

Directions (Postcode GU27 1AQ)

After turning into Stotley Hollow, the road comes to a fork. Visitors will need to take the left hand fork and continue on Stotley Hollow to the end, where they will find Little Stotley.

What3Words: baroness.encounter.ducks

Fixtures and fittings

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

Property information

Tenure: Freehold

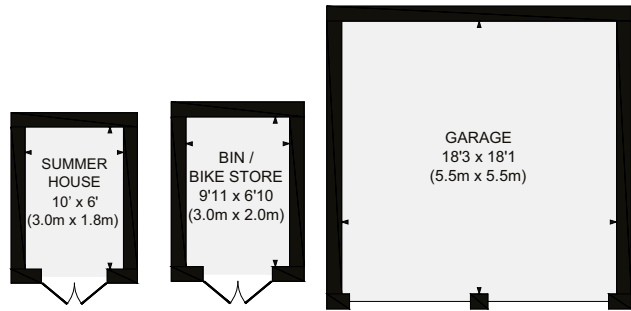
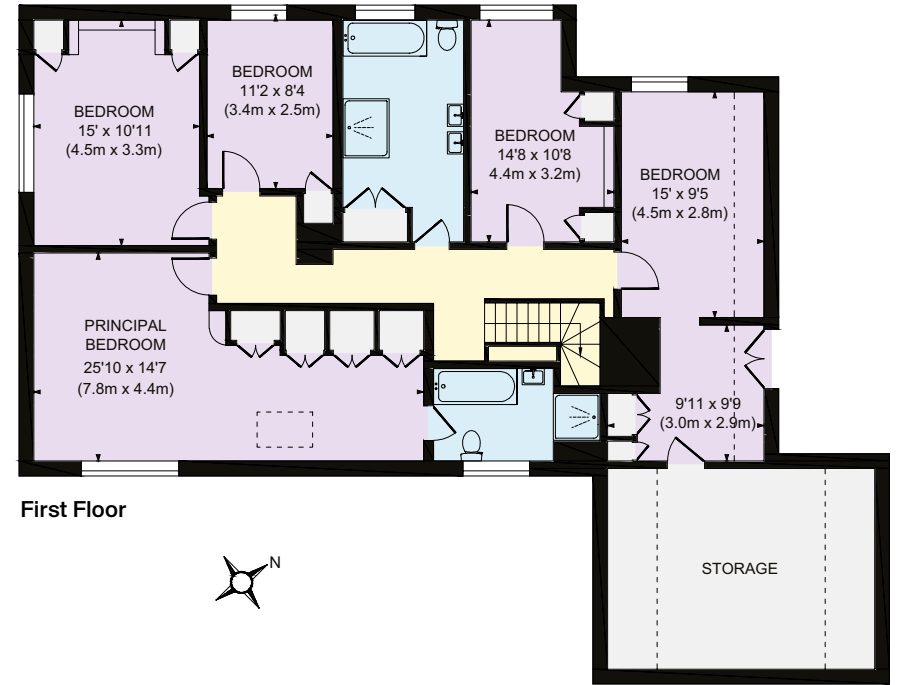
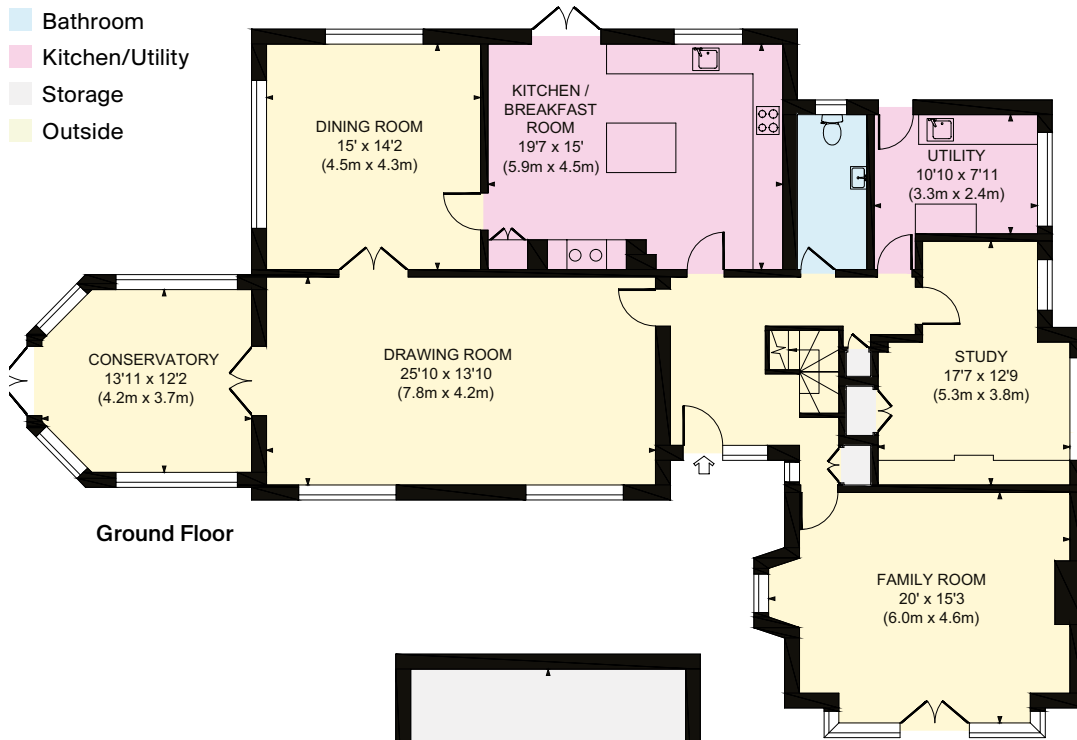
Local Authority: Waverley Borough Council: 01483 523 333

Council Tax: Band H

EPC Rating: D



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



Approximate Gross Internal Floor Area
Main House 3458 sq. ft / 321.23 sq. m
Garage 330 sq. ft / 30.69 sq. m
Outbuildings 126 sq. ft / 11.73 sq. m
Total 3914 sq. ft / 363.6 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.

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 June 2024. Photographs and videos dated June 2024.

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