



Greensleeves, Haslemere, West Sussex

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A **beautifully positioned** family home in a rural yet practical setting on the outskirts of Haslemere, at the gateway of the South Downs National Park.

### Summary of accommodation

Lobby | Drawing room | Living room | Dining room | Kitchen/breakfast room

Utility and boot room | Larder | Cloakroom

Principal bedroom with bathroom en suite | Four further bedrooms with Jack and Jill bathrooms

Swimming pool (solar heated)

Pool house | Attached pool store

**Car barn:** Open-bay double carport | Workshop | Loggia | First Floor office/studio

In all approximately 1.04 acres

### Distances

Haslemere Mainline Station 2 miles (London Waterloo 56 minutes), Midhurst 8 miles

Guildford 17 miles, Chichester 20 miles, London 45 miles

(All distances and times are approximate)



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## Situation

Greensleeves is located in a discrete and rural yet connected location on a private and highly sought after address, situated just off Bell Vale Lane, and allowing one the benefit of both worlds. Notably Greensleeves sits at the gateway of the South Downs National Park with the Sussex Border path running adjacent to the property, allowing easy access to Black Down, an area of approximately 965 acres of ancient woodland owned by the National Trust, which provides excellent walks and rides as well as stunning views over West Sussex and Surrey.

Haslemere offers excellent shopping facilities for day-to-day needs, a choice of restaurants, pubs, coffee shops, along with a tennis club and the Haslemere Leisure Centre. The mainline train station provides services into London Waterloo in 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.

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 in Liphook. Other schools include Charterhouse at Godalming, Barrow Hills and King Edward's at Witley and Cranleigh School slightly further afield.

Communications are excellent, with London approximately 45 miles away and the A3 at Hindhead and Milford providing access to the south coast, the M25 and Gatwick, Heathrow and Southampton airports.

Sporting facilities include golf at Hindhead Common, Liphook and Chiddingfold, racing at Goodwood and Fontwell, Polo at Cowdray Park and sailing at Frensham Ponds and on the south coast at Chichester.

## The property

Greensleeves is an exceptional family home, meticulously enhanced by its current owners. Designed by the architect Ian Adam Smith with Lutyens-inspired flourishes, the house beautifully showcases Arts and Crafts movement details, including oak-framed windows with square and diamond leaded lights, reclaimed oak, stone, brick, and elegant bay windows that frame the home's picturesque surroundings.



Internally, the house has excellent proportions throughout and enjoys an easy flow of accommodation, set off perfectly by the warm and inviting lobby with a multi-fuel burner set within a reclaimed brick and oak fireplace. Beyond is an open-plan living room, the heart of the home, which benefits from double doors beyond leading to the front terrace. Adjacent is the drawing room with dual aspect, elegant proportions and a fire (log burner) at its centre, opposite a large bay window.

On the opposite side of the house is the kitchen/breakfast room. The kitchen is Pippy oak and hand built, there is a Cotswold stone floor, four-oven AGA, island with storage and houses the convection hob and electric oven, furthermore there is plentiful storage throughout the room and a comfortable breakfast area. Leading directly from here is the attractive dining room with a vaulted ceiling. Further to the ground floor are a utility/boot room with quarried stone flooring, a larder and cloakroom.

The first floor offers five well-sized bedrooms, with the expansive principal bedroom featuring an en-suite bathroom. The additional four bedrooms share a bathroom in a convenient Jack-and-Jill arrangement. Each bedroom enjoys scenic views of the surrounding property, enhancing the tranquil ambiance of this thoughtfully designed home.



## Outside

The gardens and grounds are a real highlight of the property. In addition to the abundant variety of trees, plants and flowers, there are several useful outbuildings. The double car barn additionally benefits from a workshop, and a spacious room above. There is also a 4m x 8.5m solar-heated swimming pool with surrounding timber decking and a wonderful pool house with pool store behind. Within the gardens are specimen Rhododendrons, acers, azaleas (-all from Exbury gardens), magnolia, Pieris and bountiful spring bulbs all making for a glorious spring garden

Greensleeves is approached via a sweeping drive from Valewood Road, there is plentiful parking due south of the property in addition to the car barn.

## 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 are advised by our clients that the property has mains gas, water and electricity with gas fired central heating and private drainage.

## Viewings

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

## Directions

Postcode: GU27 3DW

What3Words: costumed.farms.next

## Property information

Tenure: Freehold

Local Authority: South Downs National Park: 01730 814810

Chichester District Council: 01243 785166

Council Tax: Band G

EPC Rating: C

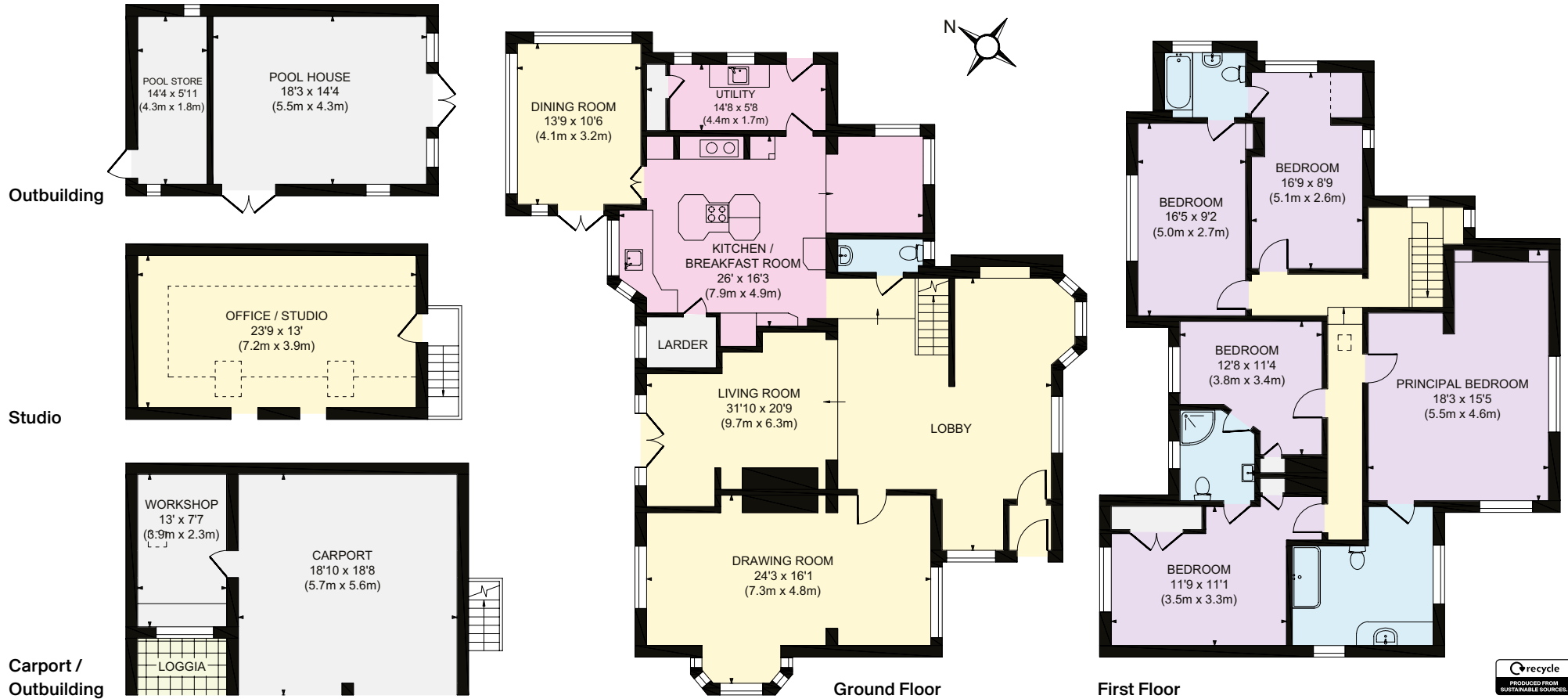


Games room/home office

**Approximate Gross Internal Floor Area**  
**Main House 2935 sq. ft / 272.66 sq. m**  
**Carport 351 sq. ft / 32.60 sq. m**  
**Outbuilding 452 sq. ft / 42.05 sq. m**  
**Studio 309 sq. ft / 28.71 sq. m**  
**Total 4047 sq. ft / 376.02 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 November 2024. Photographs and videos dated November 2024.

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