



Cherries, Haslemere, Surrey

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A substantial family home with **magnificent views**, which offers versatile accommodation, situated on the outskirts of Haslemere.

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### Summary of accommodation

**Ground Floor:** Entrance hall | Kitchen/breakfast room | Utility room | Double aspect sitting room | Double aspect drawing room | Double aspect family room | Ground floor cloakroom

**First Floor:** Principal bedroom with en suite and dressing area | Four further bedrooms | Family bathroom | Separate shower room

**Outside:** Landscaped gardens | Detached outbuilding | Raised terrace area | Double garage with workshop and a large room over with potential to convert (subject to planning) | Double carport

### Distances

Haslemere Train station 2.4 miles, Haslemere 2.6 miles  
Guildford 18.2 miles, London Heathrow 39.1 miles  
London Gatwick 36.4 miles, London 49.5 miles  
(All distances are approximate)

### The property

A detached family home, extensively improved and extended, situated on the outskirts of Haslemere. This well-presented residence offers a blend of elegant living space and versatile accommodation, ideal for modern family life.





Internally there is an impressive kitchen/breakfast room, complete with bi-folding doors that open seamlessly onto the raised terrace, here you can relax and take pleasure in the magnificent views across Marley Common while enjoying Al fresco dining on the southwest-facing terrace. The kitchen is fully fitted with a range of Miele appliances, including two main electric ovens, microwave/oven, steamer oven, coffee machine, dishwasher, full height fridge and a separate full height freezer. The kitchen is complimented by a practical utility room, with well planned storage.

The property boasts three spacious reception rooms. The living room and Drawing room both benefit from wood burning stoves creating warm and inviting spaces for relaxation whilst bi folding doors lead from both rooms onto the terrace and garden for ease of entertaining.

On the first floor, the principal bedroom has its own rear-facing balcony, dressing area with ample storage, and a stylish en suite bathroom. The property further offers four additional well-proportioned bedrooms, perfect for family and guests, along with a contemporary family bathroom and a separate family shower room.

There is a double garage with a workshop which has a large room above which provides a fantastic opportunity to convert into an annexe subject to the usual planning consents. Furthermore, there is a separate, fully equipped home office, ideal for those who work from home or require a quiet study area.







## Outside

The beautifully landscaped grounds are designed to provide level areas of lawn, bordered by a variety of mature shrubs and plants, offering both privacy and seasonal colour. The raised terrace is an idyllic spot for outdoor dining and entertaining, taking full advantage of the property's sunny aspect.

## Parking and outbuildings

The double garage, featuring South-facing solar panels, also includes an overhead games room. This space has excellent potential to be converted into an annexe, subject to the usual planning consents. There is a double oak framed car port, ensuring ample parking and storage space. There is a separate dog kennel with a fully fenced outside area. The property is secured by electric gates and provides extensive off-road parking.

## Location

The property is situated on the outskirts of Haslemere town. Haslemere offers excellent shopping facilities for day-to-day needs, a choice of restaurants, pubs, coffee shops, along with a tennis club and the newly refurbished Herons Leisure Centre. The mainline station provides services into London Waterloo in approximately 49 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.

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

Sporting facilities are excellent, including 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.

Haslemere also has an abundance of beautiful countryside on the doorstep, much of it being owned by the National Trust. These areas are ideal for walking, cycling or riding, including Blackdown, The Devil's Punch Bowl and Hindhead Common.

## Services

We are advised by our clients that the property has mains water, solar panels, gas fired heating, electricity, and mains drainage.

## Viewings

Strictly by appointment with agent.

## 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.

## Property information

**Tenure:** Freehold

**Local Authority:** Chichester District Council

**Council Tax:** Band G

**EPC Rating:** C



**Approximate Gross Internal Floor Area**  
**Main House 3182 sq ft / 295.62 sq m**  
**Garage / Annexe 1100 sq ft / 102.22 sq m**  
**Outbuildings 302 sq ft / 28.09 sq m**  
**Total 4585 sq ft / 425.93 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.



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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 May 2024.

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