



Hillstone, 11 College Hill, Haslemere, Surrey





A handsome, **well located family home** a short walk from the high street and mainline railway station.

### Summary of accommodation

Entrance hall | Lounge | Sitting room | Kitchen/breakfast/dining room | Cloakroom | WC

Principal bedroom with bathroom en suite | Three double bedrooms | Family bathroom | Separate WC

Garage with attached office

Garden store

Flat garden in all approximately 0.146 acres

### Distances

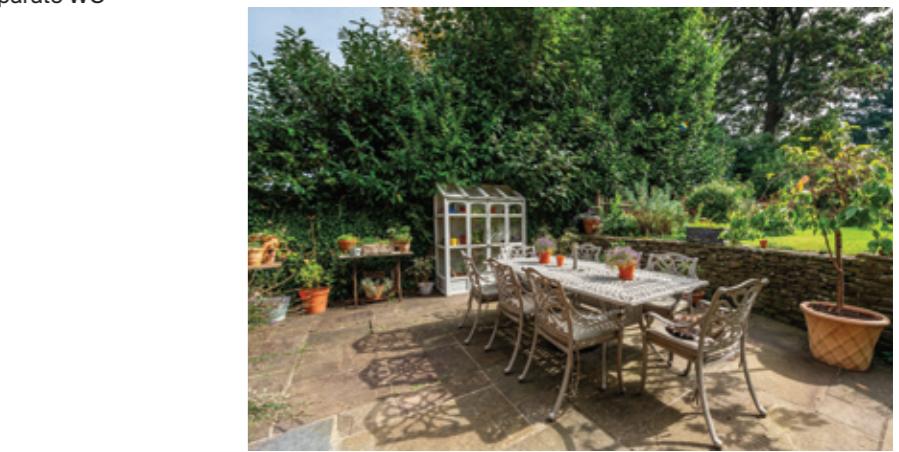
Haslemere High Street 0.2 miles, Haslemere Mainline Station 0.5 miles (London Waterloo 56 minutes), Guildford 14.3 miles, Chichester 20 miles, London 45 miles

(All distances and times are approximate)



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## Situation

Hillstone sits in a private and desirable location conveniently positioned for both Haslemere high street and mainline station. The traditional hanging tile style property features a generously sized flat garden with terrace for outside dining. The house's elevation at the top of College Hill provides far-reaching views across the town and surrounding countryside.

The town of Haslemere offers excellent shopping facilities for day-to-day needs, including large supermarkets such as Waitrose, M&S, and Tesco. There are a choice of restaurants, pubs and coffee shops, the Haslemere Leisure Centre, the Recreation Ground on Scotland Lane, and Haslemere Hall the town's well-renowned arts and cinema venue. Located directly behind the Haslemere high street is Swan Barn Farm, a National Trust-owned area of woodland and pasture, perfect for dog walks.

For the commuter, Haslemere train station provides fast frequent 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: St. Edmunds and Amesbury at Hindhead, The Royal School, St. Ives preparatory school, St. Bartholomew's CoE Primary School in Haslemere, Brookham and Highfield School at Liphook, Bedales at Steep, and Churcher's College preparatory school in Liphook.

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 and at Frensham Ponds.

Haslemere has the added benefit of being bounded to the south by Black Down, an area of some 965 acres of ancient woodland owned by the National Trust, and home to some excellent walks and rides. Further walks are located around the town, but of particular note are the Hindhead Commons and the Devil's Punch Bowl which were one of the National Trust's earliest acquisitions when it was formed in 1895. In addition to the beautiful scenery, the Devil's Punch Bowl has a café and wild horses roam freely.

Haslemere also benefits from its close proximity to the coast being just under an hour from the Witterings.

## The property

An attractive family home, dating from the Victorian era, Hillstone is a brick-built house with traditional tile-hung elevations and a clay-tile roof. Due to the property's age it features good ceiling heights throughout, wood flooring, sash windows and fireplaces.

On the ground floor the house benefits from two reception rooms:

The lounge enjoys a triple aspect, a working open log fire, built-in cabinetry added by our clients and French doors opening onto the rear terrace with wonderful wisteria draped above.

The west-facing sitting room has an elegant bay window, a gas log burner and handsome surround, both recently installed. It offers versatility for alternative use as a study or playroom for example. The kitchen/breakfast/dining room features an AGA, good storage and lovely garden views. A cloakroom with WC completes the ground floor layout.





To the first floor are four bedrooms with three benefiting from built-in wardrobes. The principal bedroom is a large square size with a generous bathroom en suite (bath and separate shower). The first floor also features a family bathroom with separate WC.

## Gardens and Grounds

The pretty flat garden wraps around the property. The rear is laid to lawn, benefiting from complete privacy, bordered with hedges and fenced on all sides, creating a sense of quietness despite Hillstone's proximity to the town. Of note is a large, useful garden store located to the rear of the garden. A smaller garden to front of the property, also laid to lawn, features a pergola draped with creepers providing access to the rear garden from the north-facing side. An elevated garage with separate, attached office is accessed up stone stairs wrapped by a covered deck. There is private parking for two cars in addition to the garage.

**Agents' note:** Please note the property has existing planning consent for the erection of ground and first floor extensions plus alterations as detailed under Waverley Planning Ref: WA/2022/02598 valid from 10/12/2022 and amended plans valid from 2/2/2024 Waverley Planning Ref WA/2024/00249.



## 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 client that the property has mains water, electricity, and drainage, and gas-fired central heating.

## Viewings

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

## Directions

**Postcode:** GU27 2JH  
**What3Words:** rocket.advances.transmits (Hillstone)  
crazy.campus.expires (Hillstone's parking adjacent to garage)

## Property information

**Tenure:** Freehold  
**Local Authority:** Waverley Borough Council 01483 523 333  
**Council Tax:** Band G  
**EPC Rating:** E

## Approximate Gross Internal Floor Area

**Main House:** 1789 sq. ft / 165.20 sq. m

**Garage:** 131 sq. ft / 12.20 sq. m

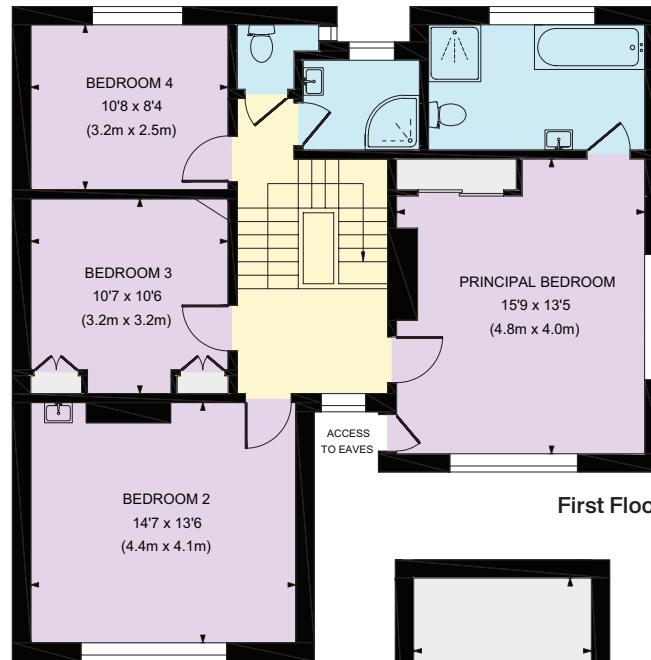
**Outbuildings:** 243 sq. ft / 22.6 sq. m

**Total:** 2163 sq. ft / 200 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.



Ground Floor



First Floor



**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 September 2024. Photographs and videos dated September 2024.

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