



St. Marys House, Haslemere, Surrey







A substantial, **discreetly located** family home a short walk from Haslemere High Street and mainline station.

Summary of accommodation

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

Principal bedroom suite | Guest bedroom with en suite | Three further double bedrooms (bedroom five/study) | Family bathroom

Swimming pool

Single garage

Sun terraces | Pergola | Garden store

Gardens in all approximately 0.34 acres

Distances

Haslemere town centre 0.4 miles, Haslemere mainline station 0.4 miles (London Waterloo 56 minutes), Godalming 9 miles,

Guildford 15 miles (London Waterloo 40 minutes), Chichester 21 miles, London 45 miles

(All distances and times are approximate)



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Situation

St. Marys House is located on Tanners Lane, moments from the heart of Haslemere town. The high street itself is part of a thriving community comprising of many shops, boutiques, restaurants all housed in period buildings, there is also a Waitrose supermarket with several more close by. 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 Charterhouse in Godalming and Barrow Hills at Witley.





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 Blackdown 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

Dating, we believe from the early 1900s, the origins of St. Marys House are of once a children's home and school. The property has been subsequently modified and extended over the years and presents as the family home we see today.

Highlights to the property include a large yet comfortable drawing room with open fire and plentiful windows commanding wonderful views over the garden, and the generously proportioned kitchen/breakfast room which benefits from a large island, pantry, plentiful storage, and direct access via French doors onto the terrace and the fenced pool area beyond. Further to the ground floor are a separate dining room, family room, utility room, and cloakroom.





To the first floor are five bedrooms in all; the principal suite is of excellent size, with a small sitting area, bathroom and dressing room on either side. The further four bedrooms are all excellent doubles, with bedroom five currently used as a study. Notable, the majority of bedrooms have built-in storage. Of note, the second, guest bedroom has an en suite shower room, with a family bathroom located centrally off the hall.

Gardens and grounds

The property benefits from private grounds over just over a third of an acre. It is bounded by mature hedging, with the gardens mostly laid to lawn, and featuring an array of plants and trees including a wisteria wrapping around the pergola, acers, roses and hydrangeas. There are several terraces dotted around the house, making most of the sun as it travels throughout the day, with one being adjacent to the swimming pool well-placed for the afternoon sun.

Of note, there is a secondary, former garage still in situ, described in Accommodation and Amenities as a garden store, which would lend itself well to a home office/gym subject to the usual consents.





Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as the AGA, 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, and gas-fired central heating.

Property information

Tenure: Freehold

Local Authority: Waverley Borough Council – 01483 523 333

Council Tax: Band G

EPC Rating: D

Viewings

All viewings are strictly by appointment with Knight Frank.

Location: GU27 1BL

What3Words: author.billiard.prosper

Approximate Gross Internal Floor Area

2910 sq ft / 270.3 sq m

Outbuildings: 340 sq ft / 31.6 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 September 2022. Photographs dated September 2022.

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