

# Springbank, Haslemere, Surrey

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A detached family home which has been **meticulously upgraded and refurbished** to a high standard throughout.

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## Summary of accommodation

Entrance hallway | Kitchen | Dining/family room | Utility room | Study | Playroom | Drawing room

Principal Bedroom with en suite bathroom | Two guest bedrooms both with en suite shower rooms | Two further double bedrooms | Family bathroom

Enclosed lawned garden with swimming pool | Double garage | Additional off-road parking

## Distances

Haslemere mainline station 0.7 miles (London Waterloo 56 minutes), Haslemere high street 1.3 miles

Guildford 17 miles, Chichester 21 miles, London 48 miles

(All distances and times are approximate)



Knight Frank Haslemere  
1 West Street  
Haslemere  
GU27 2AB  
[knightfrank.co.uk](http://knightfrank.co.uk)

Kate Erlam  
01428 770560  
[kate.erlam@knightfrank.com](mailto:kate.erlam@knightfrank.com)



## The property

A truly exceptional detached family home which has been meticulously upgraded and refurbished to a high standard throughout. This beautiful property boasts a perfect blend of contemporary design and classic charm, offering an abundance of space and natural light throughout. Situated in a sought-after location, this residence showcases a host of impressive features. The house is designed to maximize natural light and create a sense of openness, with thoughtfully placed windows ensuring that every room is bathed in sunlight. The spacious entrance hall sets the tone for the property, creating an impressive and warm welcoming for both residents and guests. In the heart of the home is this open plan kitchen/family room which seamlessly combines modern kitchen with a comfortable family space, perfect for daily living and entertaining. The double aspect drawing room where elegance meets functionality, provides views of the surrounding landscape and a cosy ambiance for gatherings. The property features two additional reception rooms, providing flexible spaces that can be customized to suit various needs. A unique feature, the lower ground floor houses a bedroom with an en suite shower room, offering privacy and versatility for guests or family members.



The principal bedroom on the first floor has abundant wardrobe spaces with an en suite bathroom. A well-appointed guest bedroom has its own en suite, with two more double bedrooms on the first floor providing ample spaces for family members with a family bathroom which caters to their needs.



## Outside

The property's well maintained lawned gardens provide a serene outdoor escape, with the terrace beckons for al fresco dining and relaxation, while the swimming pool offers the perfect solution for hot summer days. Ample off-road parking ensures convenience for residents and guests alike. A double garage provides secure storage and further parking options.

## Location

Springbank sits in a tucked-away location in one of the most convenient and sought-after roads in Haslemere, commanding roof tops views.

The town offers excellent shopping facilities, a choice of restaurants, pubs and coffee shops, along with a tennis club and the Haslemere Leisure Centre. The mainline train station, which is within a short walk, 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, 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 the benefit of Black Down, an area of approximately 965 acres of pine and heather covered forestry, owned by the National Trust, providing outstanding views and excellent walks and rides.





## Services

We are advised by our clients that the property has mains water, gas fired central 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:** Waverley Borough Council

**Council Tax:** Band G

**EPC Rating:** C



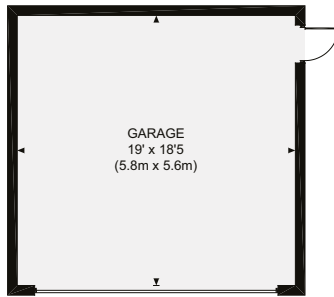
**Approximate Gross Internal Floor Area**

**3262 sq ft / 303.0 sq m**

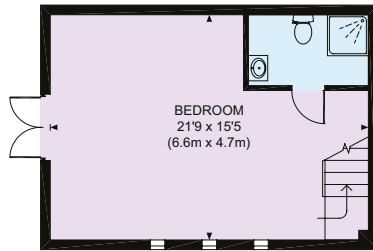
**Outbuildings: 348 sq ft / 32.3 sq m**

**Total: 3610 sq ft / 335.3 sq m**

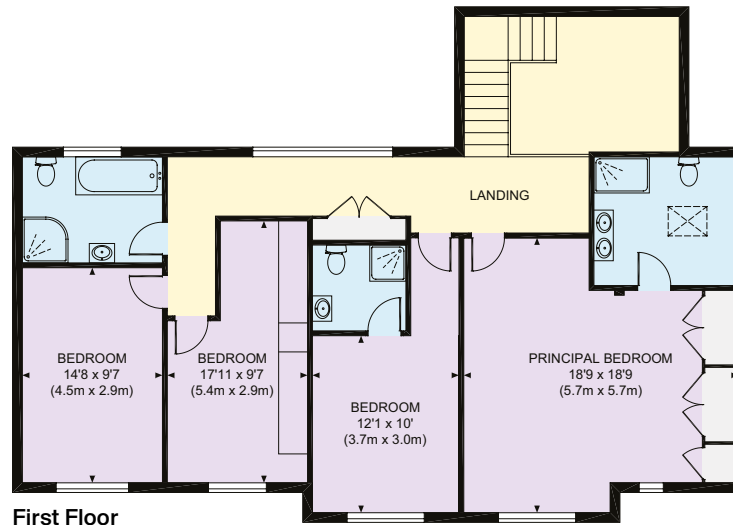
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



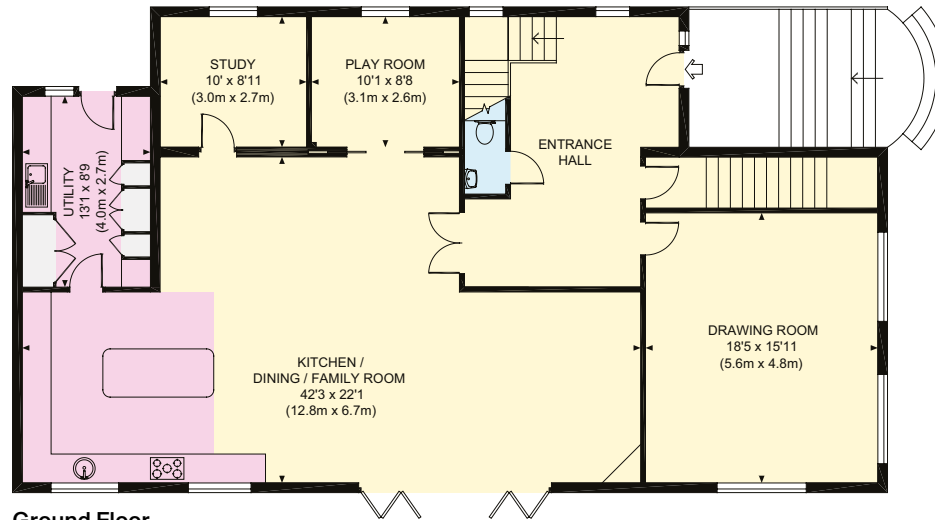
**Ground Floor**



**Lower Ground Floor**



**First Floor**



**Ground Floor**

- 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 September 2023. Photographs and videos dated July 2023.

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