



Forest Mead, Linchmere, Haslemere, West Sussex







A beautiful family home in the heart of the hamlet of Linchmere.

Summary of accommodation

Entrance hallway | Drawing room | Sitting room | Orangery | Kitchen | Breakfast room | Rear hall | Boot room | Utility room | Cloakroom

Principal bedroom with en suite bathroom | Guest suite | Two further bedrooms | Family bathroom | Guest suite

Integral double garage/studio

Sun terraces | Formal lawns | Chicken run | Shed

Gardens and grounds

In all approximately 1.12 acres

Distances

Liphook 2 miles (London Waterloo 58 minutes), Haslemere 3 miles (London Waterloo 56 minutes),

Guildford 18 miles, Chichester 20 miles, London 45 miles

(All distances and times are approximate)



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Situation

Forest Mead is situated in a private location in Linchmere; a quiet and beautiful hamlet which sits just south of Haslemere town and is one of the most coveted locations in the area

Haslemere offers excellent shopping facilities for day-to-day needs, 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 drive, provides a frequent and direct 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.

Communications are superb, with the A3 at Hindhead and Liphook providing easy access to London, the M25 and Gatwick, Heathrow and Southampton airports.

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 at Liphook. There is also a superb selection of state schools within the area including Bohunt at Liphook and Woolmer Hill at Haslemere.





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.

Forest Mead also has the benefit of being within extremely easy reach of many miles of wonderful countryside in which to walk or ride, with direct access to Linchmere Common a short walk from the house.

The property

A beautiful house believed to date from the 1930s, Forest Mead has been extended, modernised and reconfigured over the years giving us the mature family home we see today. The property offers a wonderful free-flow of accommodation with well proportioned rooms over two floors, with the principal rooms all looking southwest over the sun terraces and formal gardens to the surrounding West Sussex countryside.

Of particular note, the property benefits from a good number of reception rooms to the ground floor, generously sized rooms and the through-flow of accommodation perfectly suits the needs of the modern family.



The bedroom space has also been thoughtfully configured with four bedrooms (including two suites) and a family bathroom off the main staircase, while above the garage is the fifth bedroom/guest suite perfect for an au pair or visiting relatives.

Gardens and grounds

The property is accessed via a five-bar electric gate and along a gravel driveway leading to a turning area in front of the house, providing parking for numerous cars and giving access to the integral double garage. Forest Mead occupies a prime, private position within the surrounding countryside and mature trees affording a mature, green screen and great privacy.

The surrounding gardens are mainly laid to lawn with established shrub borders, mature trees and sun terraces off the rear of the house. To the rear, the gardens at the rear of the property are predominantly southwest facing with large, glazed doors leading from the back of the house making for a wonderful in-and-out entertaining space year-round.

Services

We are advised by our clients that the property has mains water and electricity, together with private drainage and oil-fired central heating and an LPG-fired AGA.

Viewings

All viewings are strictly by prior appointment with Knight Frank.

Property information

Tenure: Freehold

Local Authority: Chichester District Council – 01243 785 166

Council Tax: Band G

EPC Rating: D

Location: GU27 3NE

What3words: towels.sonic.vision







**Approximate Gross Internal Floor Area
3,999 sq ft / 371.5 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 August 2022.

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