

Derby House, Haslemere, Surrey



A delightful blend of **timeless charm** and modern convenience.

Summary of accommodation

Ground Floor: Entrance hall | Kitchen/breakfast room | Utility room
Sitting/dining room | Drawing room | Cloakroom

First Floor: Principal bedrooms with en suite | Guest suite with en suite
Two further bedrooms | Family bathroom | Separate WC

Outside: Enclosed level lawned gardens | Terrace area
Single garage | Off road parking

Distances

Haslemere 0.5 miles, Haslemere train station 0.5 miles
Guildford 15 miles, London 46 miles (All distances are approximate)

The property

A picturesque tile-hung family residence with a rich history which has undergone significant upgrades and improvements by its current owners. Situated in a convenient location, this property offers a blend of classic charm and contemporary comfort.

A grand entrance hall welcomes you with its impressive proportions and timeless design. A beautiful kitchen/breakfast room has been refitted to a fantastic standard, offering a modern culinary haven with ample space for dining. The addition of a utility room adds practicality and convenience. The property enjoys various living spaces, including an impressive sitting/dining room and an elegant drawing room ideal for entertaining and relaxation.

On the first floor the principal bedroom has an en suite bathroom and a guest suite with its own en suite, ensuring comfort and privacy for all occupants. Two further bedrooms and a stylish family bathroom cater to the needs of a growing family.





Outside the property enjoys pretty, level gardens which are adorned with a wide range of trees and shrubs which give colour and form. A designated terrace area is perfect for al fresco dining.

Derby House offers the perfect blend of historical character and contemporary luxury, making it an exceptional opportunity for those seeking a harmonious and stylish family home.

Location

The property is situated in an extremely convenient location, within a short walk of the town, local shops and the mainline station.

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.

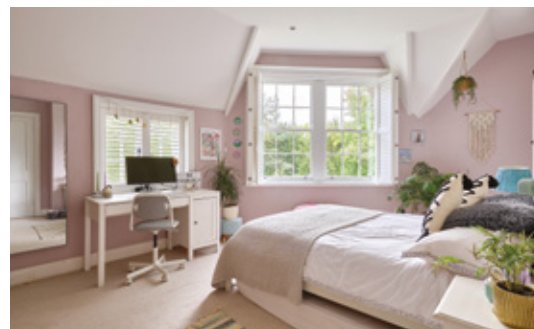
Communications in the area are superb, with London approximately 45 miles away and the A3 at Hindhead and Milford providing access to London, the M25 and Gatwick, Heathrow and Southampton airports.

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, 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: Waverley Borough Council

Council Tax: Band G

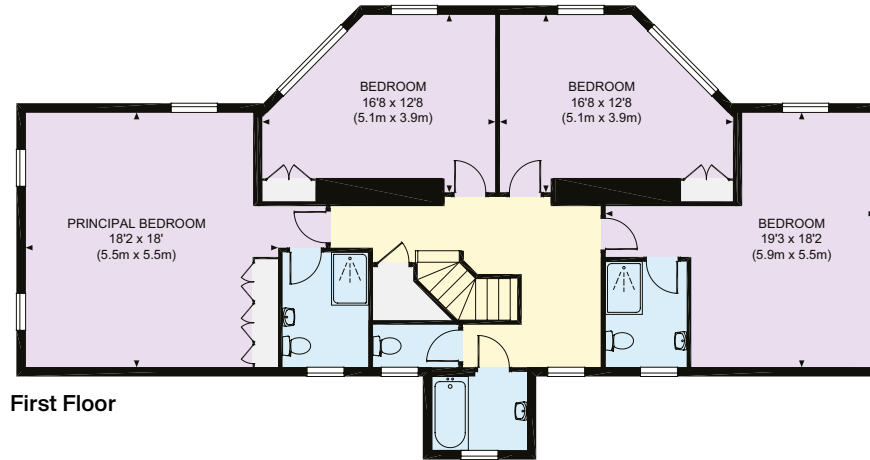
EPC Rating: F



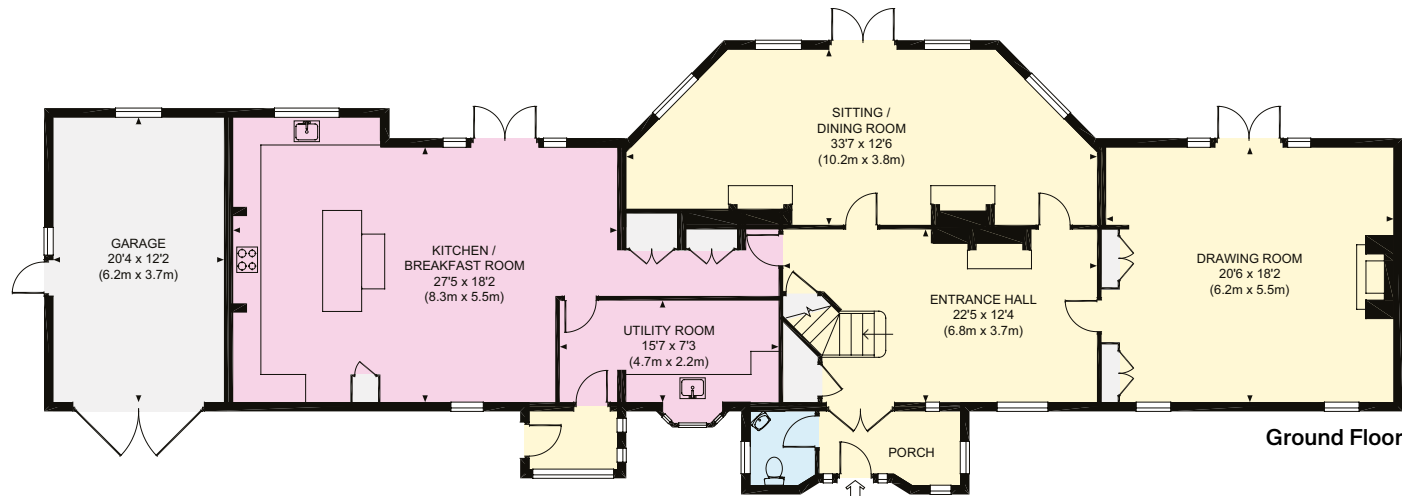
Approximate Gross Internal Floor Area:

3388 sq ft / 314.7 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.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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I would be delighted to tell you more

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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 October 2023. Photographs and videos dated September 2023.

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