



Vandings Way, Haslemere, West Sussex





A substantial family home boasting the **perfect blend of rural living** whilst being conveniently located for Haslemere town.

Summary of accommodation

Ground floor: Entrance hall | Drawing room | Living room | Kitchen/dining room | Conservatory
Utility room | Boot room | Pantry

First floor: Principal bedroom with en suite bathroom | Four further bedrooms (one en suite)
Family bathroom

Second floor: Snug/bedroom | Study

Studio/games room

Three-bay car barn (two open | one lockable)

Garden store

In all approximately 1.62 acres

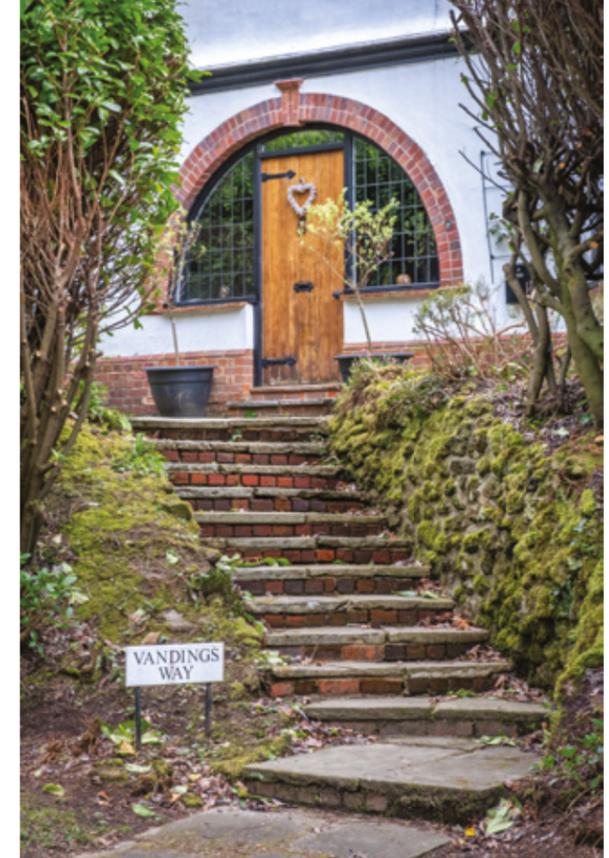
Distances

Haslemere Mainline Station 2 miles (London Waterloo 56 minutes), Midhurst 8 miles, Guildford 17 miles,
Chichester 20 miles, London 45 miles (All distances and times are approximate)



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

Aelish Paterson
01428 770560
aelish.paterson@knightfrank.com



Situation

Vandings Way, built we believe for a sea captain in about 1911, is an outstanding home situated in a private and quiet location in Bell Vale Lane, a highly sought-after road in Haslemere.

Haslemere offers excellent shopping facilities for day-to-day needs, a choice of restaurants, pubs, coffee shops, along with a tennis club and the Haslemere Leisure Centre. The mainline train station provides services into London Waterloo in 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.

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 in Liphook. Other schools include Charterhouse at Godalming, Barrow Hills and King Edward's at Witley and Cranleigh School slightly further afield.

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

Sporting facilities include golf at Hindhead Common, Liphook and Chiddingfold, racing at Goodwood and Fontwell, Polo at Cowdray Park and sailing at Frensham Ponds and on the south coast at Chichester.

Vandings Way also has the benefit of being just a few moments' walk from Blackdown, an area of approximately 965 acres ancient woodland owned by the National Trust, which provides excellent walks and rides as well as stunning views over West Sussex and Surrey.

The property

Vandings Way is a well-proportioned Edwardian family home enjoying a quiet position on a private no-through road being Valewood Road, which is off Bell Vale Lane. The property enjoys a peaceful, sylvan aspect within its garden and own woodland. The setting is remarkably special and adds to the charm of the house.



Internally, it has excellent ceiling heights throughout and well-proportioned rooms which provide a great feeling of natural light and space. One of the most notable areas on the ground floor is the superb kitchen/dining room, which is an excellent size and, with the adjoining conservatory, provides a superb space for family living and informal entertaining. The handmade kitchen has been thoughtfully designed with plentiful storage, with an AGA, Falcon Range, double Belfast sink, and hard-wearing tumbled limestone flooring by Mandarin Stone. The adjoining dining room is a substantial room in its own right, benefiting from a fireplace at its heart and built-in shelving/cabinetry. There is a set of French doors which leads off the conservatory on to the large sun terrace and beyond to the gardens.

The living room is an elegant space with an attractive fireplace and large windows; the western side of this room is currently used as an additional study area and links with the conservatory allowing easy access to the gardens.

The drawing room is an area for peaceful relaxing. This room has the benefit of a set of French doors leading out to a further terrace area, perfect for making the most of summer days.

To the first floor are five bedrooms in all, two of which are en suite, as well as a family bathroom. The principal bedroom suite is in its own wing, and four further bedrooms are all well-proportioned doubles with good storage and feature fireplaces. To the second floor is a large room, used by our clients as a snug, but could be used as a sixth bedroom. Immediately to the top of the stairs is a study. This floor also benefits from convenient, lateral access to loft storage.



Outside

The gardens and grounds at Vandings Way are a lovely feature of the property, providing privacy and seclusion in one of the most beautiful areas in Haslemere.

To the east of the property is the three-bay car barn, which in addition to the drive-in front of it, provides plentiful parking. To the west of the house is the terrace with barbecue area, and gardens beyond which feature a croquet lawn bordered by acers, a wildflower meadow, and a significant belt of woodland featuring seating areas, paths and steps incorporated by our clients. This aspect of the land and gardens has been a much-loved facet of the property by our clients while raising their children. Further outbuildings include a games room and garden store.

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 clients that the property has mains gas, water and electricity with gas fired central heating and private drainage.

Viewings

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

Directions

Postcode: GU27 3DW

What3Words: tanks.factor.mills

Property information

Tenure: Freehold

Local Authority: South Downs National Park: 01730 814810

Chichester District Council: 01243 785166

Council Tax: Band H

EPC Rating: E



Approximate Gross Internal Floor Area

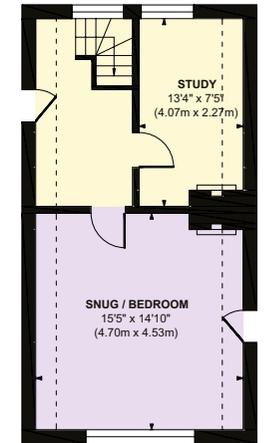
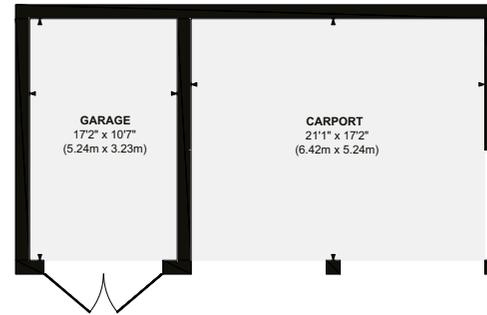
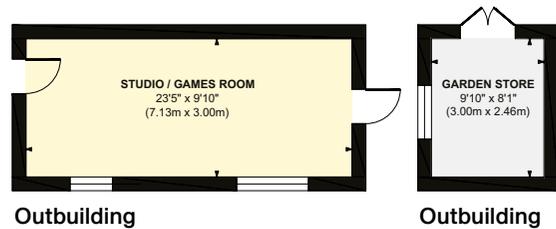
Main House: 3558 Sq.Ft / 330.6 Sq.M

Outbuildings: 870 Sq.Ft / 80.8 Sq.M

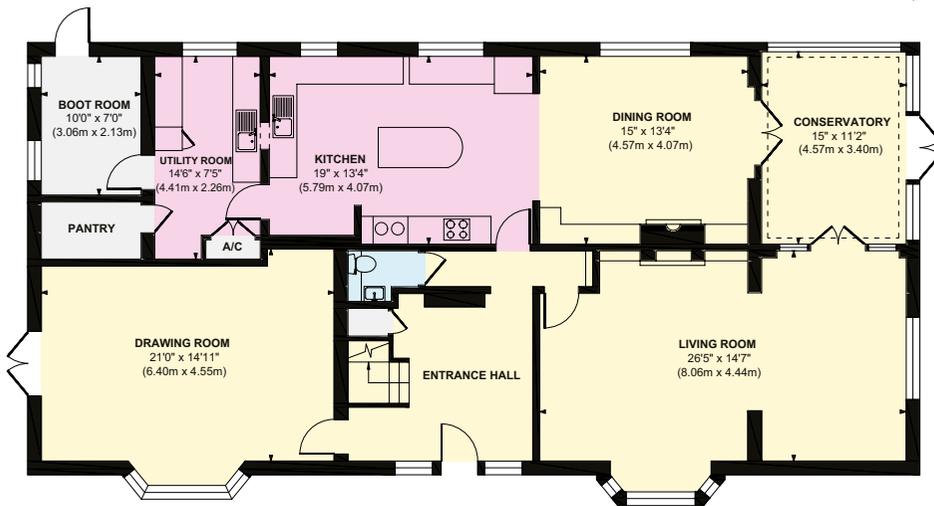
Total: 4428 Sq.Ft / 411.4 Sq.M

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.

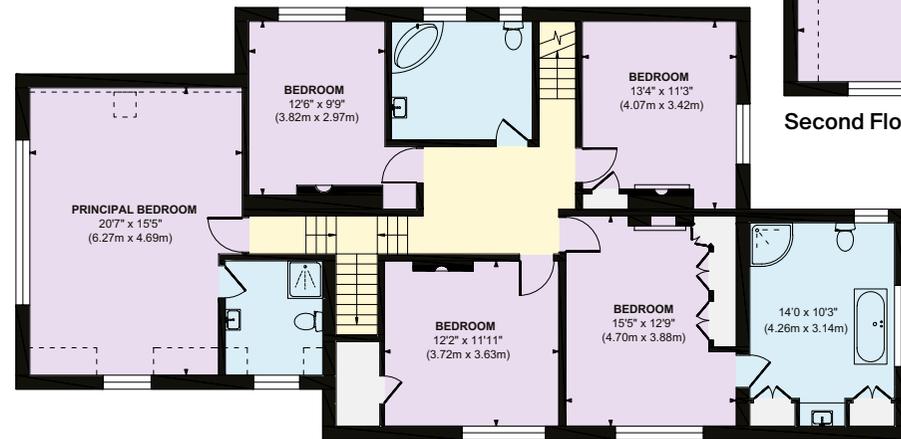
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Second Floor



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 April 2024. Photographs and videos dated April 2024.

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