



3 Baskerville Drive, Hindhead, Surrey

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**STRUTT
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BNP PARIBAS GROUP

3 Baskerville Drive Hindhead, Surrey GU26 6GD

A stylish contemporary, detached family home in a private residential setting within easy reach of amenities.

Hindhead 1.5 miles, Haslemere railway station 2.5 miles (London Waterloo 52 minutes), Haslemere 2.8 miles, London Heathrow Airport 35 miles, Central London 45 miles

Reception hall | Sitting room | Kitchen/ breakfast room | Utility | Cloakroom | Principal bedroom with en suite shower room | 2 Further bedrooms, 1 en suite | Dressing room | Family bathroom | Summer house | Garage | Garden
SAP Rating: 83B

The property

With red-brick and weather-boarded elevations and a pillared entrance portal, this recently built property offers light-filled accommodation arranged over two floors; with open-concept living space, ideally suited to modern lifestyles. The specification includes underfloor heating, a combination of engineered timber flooring, Porcelain tiling and carpets, energy efficient lighting and EV charging point.

From the welcoming reception hall, with glimpses of the galleried landing above, the accommodation has a natural flow. Centred around a feature fireplace with wood-burning stove, the sitting room offers a relaxed setting with bi-folding doors providing a link to the garden. Double internal doors connect to the adjacent kitchen/breakfast room, filled with natural light courtesy of glazed folding doors which open to the terrace. Fitted with sleek cabinetry and Quartz worktops, the kitchen has integrated appliances and breakfast bar, creating a functional divide to the dining zone. Ancillary space is provided by a utility

room which offers unit storage and a home to domestic appliances.

On the first floor the stylish, neutral décor continues. The principal bedroom suite boasts a contemporary en suite shower room and spacious dressing room with fitted wardrobe storage; with the option to convert to an additional bedroom, if required. There are two further bedrooms, one with en suite facilities, and a well-appointed, modern family bathroom.

Outside

Enclosed by sapling beech hedging, with an area of lawn and flower beds at the front, the property is approached via a driveway which provides parking and leads to the detached garage. A timber gate provides side access to the generous rear garden, which is mainly laid to an expanse of lawn. Paved terracing spans the back of the house, with direct access from the kitchen and sitting room, providing the perfect location for outside entertaining and taking advantage of the sunny, south-easterly aspect. The Garden room can be used for a variety of uses, including an excellent home-working space, studio or gym. The property also enjoys use of the landscaped communal gardens and recreation area.

Location

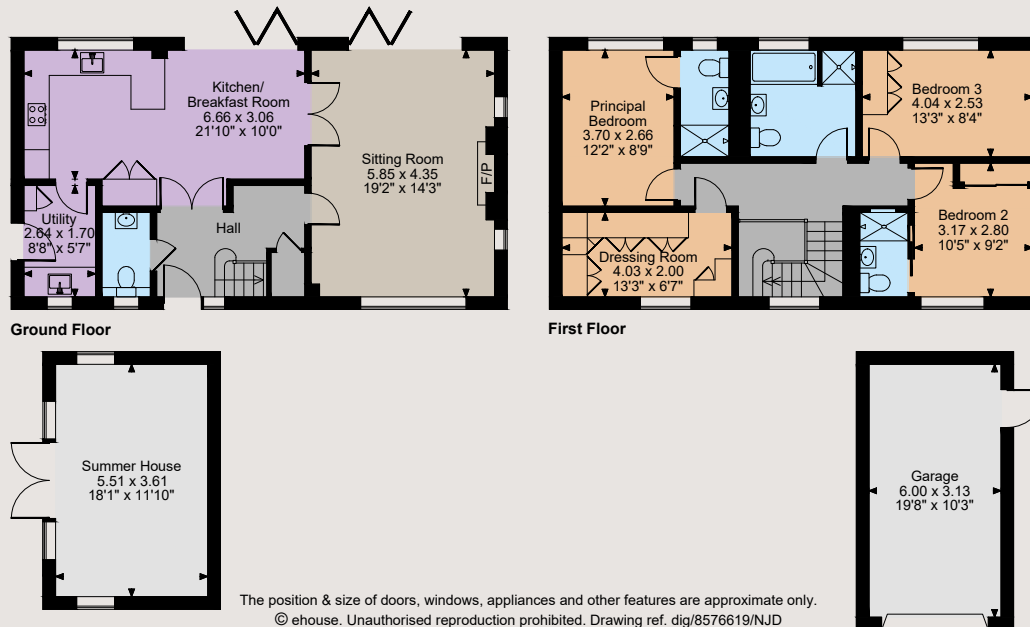
The property is situated on the south-west fringes of Hindhead which offers a thriving community and a wide range of shopping, services and leisure amenities, whilst also being surrounded by acres of protected countryside owned by the National Trust including the Devil's Punchbowl, a designated Area of Outstanding Natural Beauty. Within easy reach is the historic town of Haslemere which offers extensive High Street and independent shopping facilities including a Waitrose store, a good selection of restaurants, cafés, pubs and bars and first-rate leisure amenities. Schooling in the vicinity includes St. Edmund's, Amesbury, The Royal, Highfield and Brookham, More House, Frensham Heights, Edgeborough, Barrow Hills and King Edward's School.





Floorplans

House internal area 1,370 sq ft (127 sq m)
Garage internal area 202 sq ft (19 sq m)
Summer House internal area 214 sq ft (20 sq m)
Total internal area 1,786 sq ft (166 sq m)
For identification purposes only.



Direction

Travelling south, exit the A3 immediately after the tunnel. At the roundabout travel over the A3 and take the first exit on to the Portsmouth Road (South). After 0.6 miles turn right into Chasemoor and Baskerville Drive will be on your right hand side, just after the turning to Kingswood Lane.

General

Local Authority: Waverley Borough Council
Services: Mains water, electricity, drainage and gas central heating.
Council Tax: Band F
Service charge: About £600 per annum for the up keep of the communal areas and electric gates.
Tenure: Freehold
Guide Price: £860,000



Haslemere

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