

Willow House

17 Beech Road, Haslemere, Surrey



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A fabulous detached five bedroom house located on the fringes of Haslemere town centre

A handsome Edwardian family home retaining period features, casement glazing, high ceilings and original fireplaces, the whole providing an elegant and characterful living and entertaining environment with a generous garden and above ground swimming pool. It is located within easy reach of the High Street and town centre amenities including the station.



3 RECEPTION ROOMS



5 BEDROOMS



1 BATHROOM



DOUBLE GARAGE



0.75 ACRES



FREEHOLD



EDGE OF TOWN



3,144 SQ FT



**GUIDE PRICE
£1,500,000**



The property

The ground floor accommodation flows from a conservatory opening to the rear garden, into a reception hall with a turned staircase to the first floor. The dual-aspect drawing room features an open fireplace flanked by bespoke shelving. The dining room is also dual aspect and has exposed wooden flooring and a delightful bay window with fitted window seating. At the front of the house is the kitchen/breakfast room with steps leading down to generous cellaring, and a fitted utility room with access to both the front and rear of the property. The first floor provides a generous dual aspect principal bedroom, four further well-proportioned bedrooms, with a family bathroom and a neighbouring second cloakroom. From the landing stairs rise to a 31 ft vaulted loft room with useful eaves storage and skylights flooding the area with natural light, suitable for a variety of uses.

Outside

The property is approached over a tarmac driveway

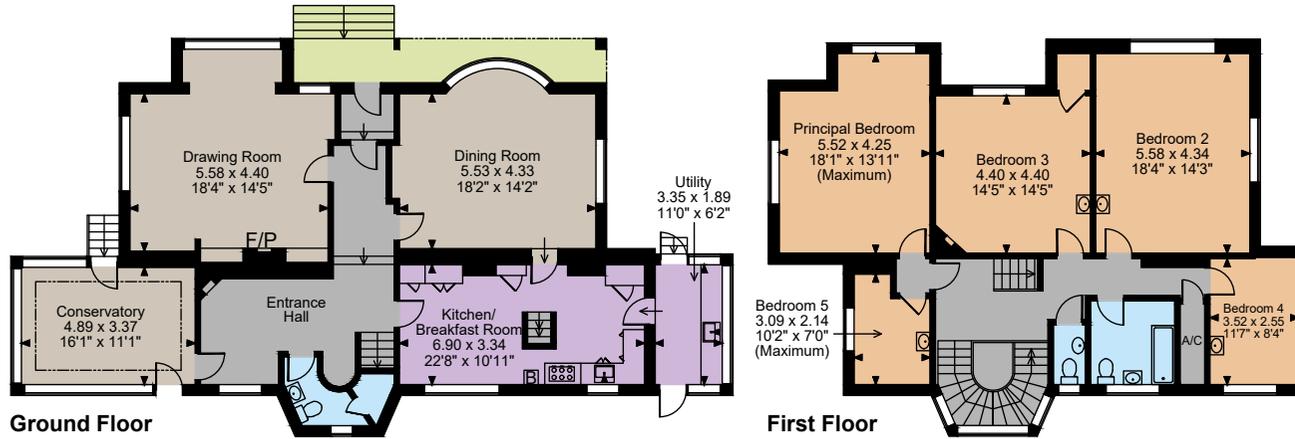
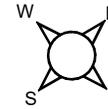
providing private parking and giving access to a double garage. The generous garden surrounding the property is laid mainly to lawn bordered by well-stocked flower and shrub beds. To the rear there are numerous seating areas including paved terraces ideal for outside entertaining, an above ground swimming pool with a timber deck and a delightful octagonal timber summer house. Set in about 0.75 acres there is also a vegetable garden with raised beds, greenhouse, potting shed, garden store and a second garden store/workshop. The whole is screened by mature hedging and trees providing privacy and seclusion.

Location

Haslemere offers extensive high street and independent shopping, as well as direct trains to London. The surrounding countryside provides numerous golf courses, racing at Goodwood, polo at Cowdray Park, and riding and walking at Blackdown. There are several excellent state and independent schools. This includes St. Ives, Amesbury School, St Edmund's School and Highfield & Brookham Schools.

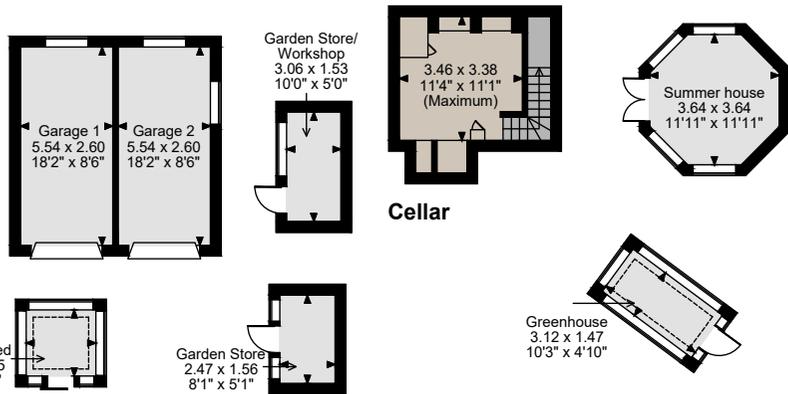




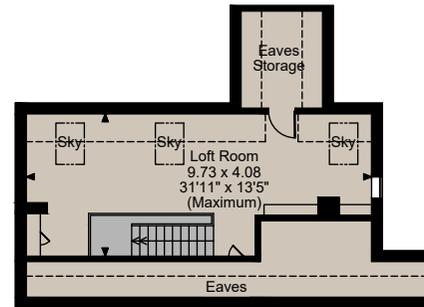


Ground Floor

First Floor



Cellar



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Floorplans

Main House internal area 3,144 sq ft (292 sq m)
 Garage internal area 319 sq ft (30 sq m)
 Outbuilding internal area 271 sq ft (25 sq m)
 Total internal area 3,734 sq ft (347 sq m)
 For identification purposes only.

Directions

GU27 2BX

From Strutt & Parker's Haslemere office, turn right to join the A286 and travel northwards for approximately half a mile. Take the left turning onto Beech Road, where the property will be found a short distance on the right-hand side.

what3words: ///pushed.afterglow.catchers

General

Local Authority: Waverley Borough Council

Services: Mains water and electricity. Mains drainage and gas central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Haslemere

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