



Springbank, Bunch Lane, Haslemere, Surrey

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# Springbank Bunch Lane, Haslemere, Surrey GU27 1ET

A beautifully presented family home offering light-filled, flexible and versatile accommodation, garden and swimming pool, in a sought after and highly convenient central location

Haslemere Station 0.6 miles (London Waterloo 49 mins), Guildford 14.6 miles, M25 (J10) 24 miles, London Gatwick Airport 36.3 miles, Central London 47.5 miles

Entrance hall | Drawing room | Playroom  
Study | Kitchen/dining area/family room | Utility  
Cloakroom | 3 Bedrooms with en suite shower  
rooms | 2 Further bedrooms | Family bathroom  
Garden | Outdoor swimming pool | Garage  
EPC rating C

## The property

Springbank is a well-appointed family home offering over 3,200 sq. ft. of versatile and light-filled accommodation.

The welcoming entrance hall, with oak wood flooring, has a cloakroom and stairways rising to the first floor, and down to the attractive garden level bedroom suite, with en suite bathroom and French doors to the garden. On the ground floor is a light-filled, dual aspect drawing room with woodburning stove, adjacent to which is the sociable open-plan 42 ft. kitchen/dining/family room with bi-fold doors to the terrace and garden beyond and a well-appointed utility room. The bespoke fitted kitchen has a central island, stylish worktops and integrated appliances including dual standing height ovens, a 5-burner gas hob and a wine fridge. Doors lead off from here to the study and playroom.

The spacious first-floor landing leads to a modern contemporary styled family bathroom, along with four well-proportioned bedrooms all enjoying pleasing elevated aspects. One of the bedrooms benefits from an en suite shower room, whilst the principal suite features fitted wardrobes and a luxury en suite shower room.

## Outside

The property is approached via a spacious block-paved forecourt beside the detached garage. Stone steps rise to the main entrance, with a small lawned border containing young trees and gravelled terrace to the northerly aspect. The sizeable south-facing rear garden is enclosed by mature hedging and trees, providing privacy and seclusion and mainly laid to lawn. The elevated terrace provides the perfect location for outside entertaining and is complemented by the heated swimming pool with natural stone surround.

## Location

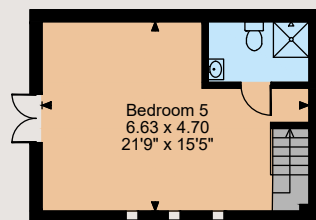
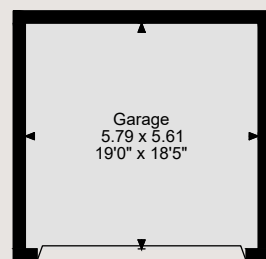
The thriving town of Haslemere with its attractive period town centre offers a comprehensive range of shopping, recreational and cultural amenities, including a mainline railway station with fast and frequent services to London Waterloo. The M3 and M25 are within easy reach, giving access to the motorway network, whilst the surrounding countryside provides a plethora of opportunities for walking and riding, including at Blackdown and Woolbeding Common. The coast is under 30 miles to the south and there are several local golf courses, along with polo at Cowdray Park and racing at Goodwood. Notable nearby schools include St Ives, Amesbury and the Royal Junior and Royal Schools.



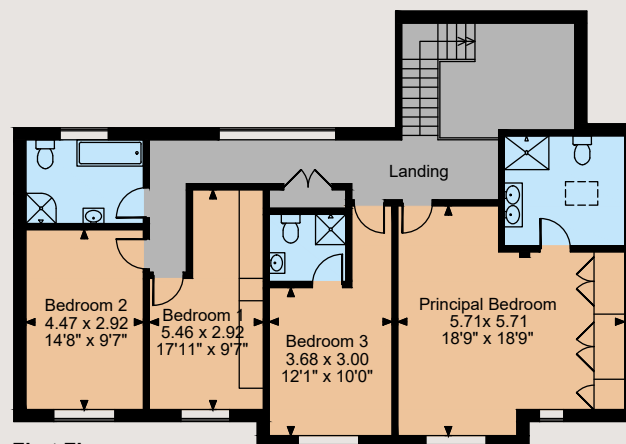




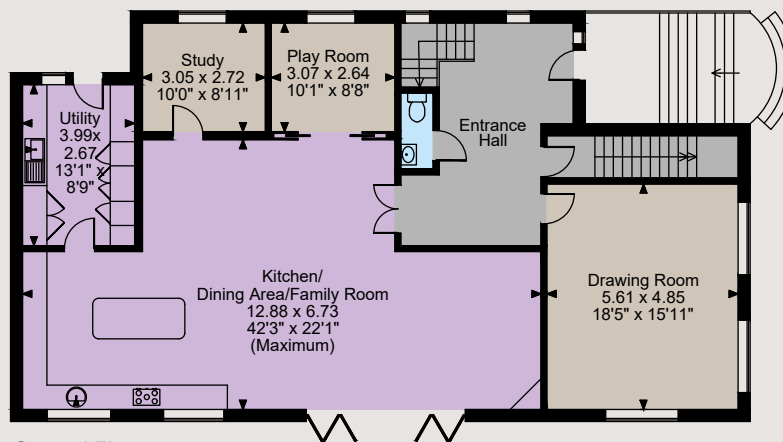
Floorplans  
House internal area 3,262 sq ft (303 sq m)  
Outbuilding internal area 348 sq ft (32 sq m)  
Total internal area 3,610 sq ft (335 sq m)  
For identification purposes only.



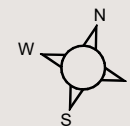
Lower Ground Floor



First Floor



Ground Floor



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

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## Directions

From Strutt & Parker's Haslemere office, head west on West Street to Popes Mead, turn right onto Bridge Road left onto Tanners Lane. Turn right onto Lower Street and proceed for half a mile before turning right onto St Christopher's Green and proceeding onto Bunch Lane. In 0.2 miles, turn left, where you will find the property.

## General

**Local Authority:** Waverley Borough Council

**Services:** Mains water, electricity, gas central heating and mains drainage.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,850,000

## Haslemere

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Over 50 offices across England and Scotland, including Prime Central London

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