



Sunhill










Bunch Lane, Haslemere, Surrey

STRUTT
& PARKER

BNP PARIBAS GROUP

An attractive detached property with five bedrooms in a highly convenient location

A five bedroom family home with generously proportioned accommodation, a double garage, private parking and landscaped wraparound garden, located in a sought after residential road neighbouring National Trust heathland yet within striking distance (approximately 800 meters) of shops, the station, and local amenities.

	3 RECEPTION ROOMS		5 BEDROOMS		2 BATHROOMS
	DOUBLE GARAGE		GARDEN		FREEHOLD
	EDGE OF TOWN		2,419 SQ FT		GUIDE PRICE £1,395,000



The Property

Sunhill is an attractive Edwardian era family home offering more than 2,400 sq ft of versatile and flexible accommodation arranged over two floors. Configured to provide an ideal family and entertaining space and featuring high ceilings throughout, the ground floor accommodation flows from a welcoming split-level reception hall with terracotta tiled floor, useful storage and two cloakrooms. It leads to a large reception room which features an exposed brick open fireplace flanked by bespoke shelving, French doors to a covered sun loggia and double doors to a generous dual aspect dining room with front aspect bay window. The kitchen/breakfast room offers a range of wall and base units, integrated appliances, space for a good-sized table, a useful neighbouring walk-in larder and an inter connecting utility room. A large study with French doors to the terrace completes the ground floor.

On the first floor the property offers five spacious bedrooms, all with built-in storage, together with a family bathroom and a separate fully-tiled family shower room.

Outside

The property is approached over a gravelled driveway providing private parking and giving access to the detached double garage. The property also benefits from a block-paved private parking area on the lane. The generous landscaped wraparound garden features split-level areas of lawn interspersed with delightful shrub and flower beds and bordered by mature shrubs and trees. The spacious paved terrace provides an ideal location for outside entertaining.



Location

Sunhill is exceptionally well positioned in Haslemere. Bunch Lane offers a semi-rural feel, whilst being striking distance (approximately 800 meters) to the main line train station, an M&S Foodhall, Tesco, Cook and several independent stores and hair salons.

Meanwhile, Haslemere town centre offers extensive high street and independent shopping including Space NK and supermarkets including Waitrose, together with numerous restaurants, cafés, pubs and bars and recreational amenities including a tennis club, leisure centre and two hotels with spas. The surrounding countryside provides numerous golf courses, racing at Goodwood and Fontwell, polo at Cowdray Park, sailing on Frensham Ponds and off the south coast at Chichester and Blackdown, an area of approximately 965 acres of National Trust-owned pine and heather-covered forest, ideal for riding and walking.



Distances

- Hindhead 2.4 miles
- Liphook 4.0 miles
- Chiddingfold 6.1 miles
- London Gatwick Airport 34.7 miles
- London Heathrow Airport 40.5 miles
- Central London 52.8 miles

Key Locations

- Blackdown Ridge Vineyard
- Haslemere Educational Museum
- Haslemere Hall
- Hindhead Golf Club
- The Sculpture Park
- Old Thorns Golf Course
- Champneys Forest Mere Health Spa
- South Downs National Park

Nearby Schools

- Shottermill Infant School
- Shottermill Junior School
- Camelsdale Primary School
- The Royal School
- Amesbury School
- Woolmer Hill School
- St. Edmund's School Trust
- St. Ives School
- St. Bartholomew's CofE Aided Primary School

Nearby Stations

- Haslemere
- Liphook
- Witley





The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8632515/DWL

Communication links are excellent: Haslemere station (0.6 miles) offers regular trains into London Waterloo in around 50 minutes, and the A3 London to Portsmouth road (3.2 miles) gives access both to the south coast and to connections with the M3 and M25 motorways, giving further access to London and its airports.

Floorplans

House internal area 2,419 sq ft (225 sq m)

Garage internal area 313 sq ft (29 sq m)

Total internal area 2,732 sq ft (254 sq m)

For identification purposes only.

Directions

GU27 1ET

From Strutt & Parker in Haslemere head south on High St/A286 then turn right to stay on High St then slight right onto Lower St/B2131. After 0.8 miles turn right onto St Christopher's Green then straight onto Bunch Lane. After 260m turn left and the property is found further up on the right.

what3words///verbs.series.regulate

General

Local Authority: Waverley Borough Council

Services: Mains water, electricity, gas and drainage.

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

Council Tax: Band G

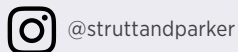
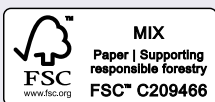
EPC Rating: D

Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD

01428 661077

haslemere@struttandparker.com
struttandparker.com



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

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2025. Particulars prepared February 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited