

Stoneyhurst, 8 College Hill,
Haslemere



Strutt
& Parker

Land and property. Since 1885.

A versatile and substantial detached residence occupying a commanding elevated position, characterful, light-filled interiors, charming summer house, and mature gardens within a highly sought-after location.

The Property

Stoneyhurst is an impressive family home, believed to have been built in 1947, offering more than 2,500 sq ft of versatile and flexible accommodation, that caters well to both family life and entertaining.

The ground floor accommodation flows from a welcoming entrance hall and comprises a collection of well-proportioned reception areas. These include an expansive L-shaped sitting room with a central fireplace and contemporary black wood-burning stove, creating an attractive focal point.

The inviting kitchen is well-appointed with bespoke cabinetry, integrated appliances, stylish Italian quartz granite worktops, walk-in larder and a classic, gas fired, Aga, opens seamlessly into a bright breakfast room to the front or more formal dining room at the rear; which leads, via a glass link, to the spacious and versatile family room with electric underfloor heating above the garage. The utility room has access to the outside.

The first-floor accommodation is equally impressive, comprising a principal bedroom suite with a private balcony and en suite shower room, together with four further bedrooms served by a family bathroom.



Outside.

The property is set back in an elevated position, offering expansive views and a sense of privacy, and is approached via a private driveway, leading past a well-stocked, landscaped front garden with mature shrubs and trees. The grounds have been thoughtfully designed with a variety of established planting, providing both seclusion and year-round interest. A detached summer house offers valuable additional space and could serve as a home office, studio or garden retreat. There is an EV charging point and solar panels help to enhance the home's energy efficiency.

Location

The property enjoys a convenient position close to Haslemere town centre, with the surrounding countryside offering extensive opportunities for walking, cycling and outdoor recreation in the Surrey Hills National Landscape and South Downs National Park. Haslemere provides a wide range of amenities, including independent shops, cafés, restaurants, supermarkets and leisure facilities centred around its characterful High Street. Guildford, Farnham and Petersfield are all within easy reach, while Haslemere station, approximately 0.5 miles away, offers regular services to London Waterloo. Road connections via the A3 link to London, the M25, Guildford and the south coast.

Postcode region: GU27

General

Local Authority: Waverley Borough Council
Services: Mains electricity, water, gas and drainage
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>

2,558sq ft (238 sq m)

4 Reception rooms

5 Bedrooms

2 Bathrooms

Garage | Gardens | Views

Freehold | Town

Guide price £1,600,000



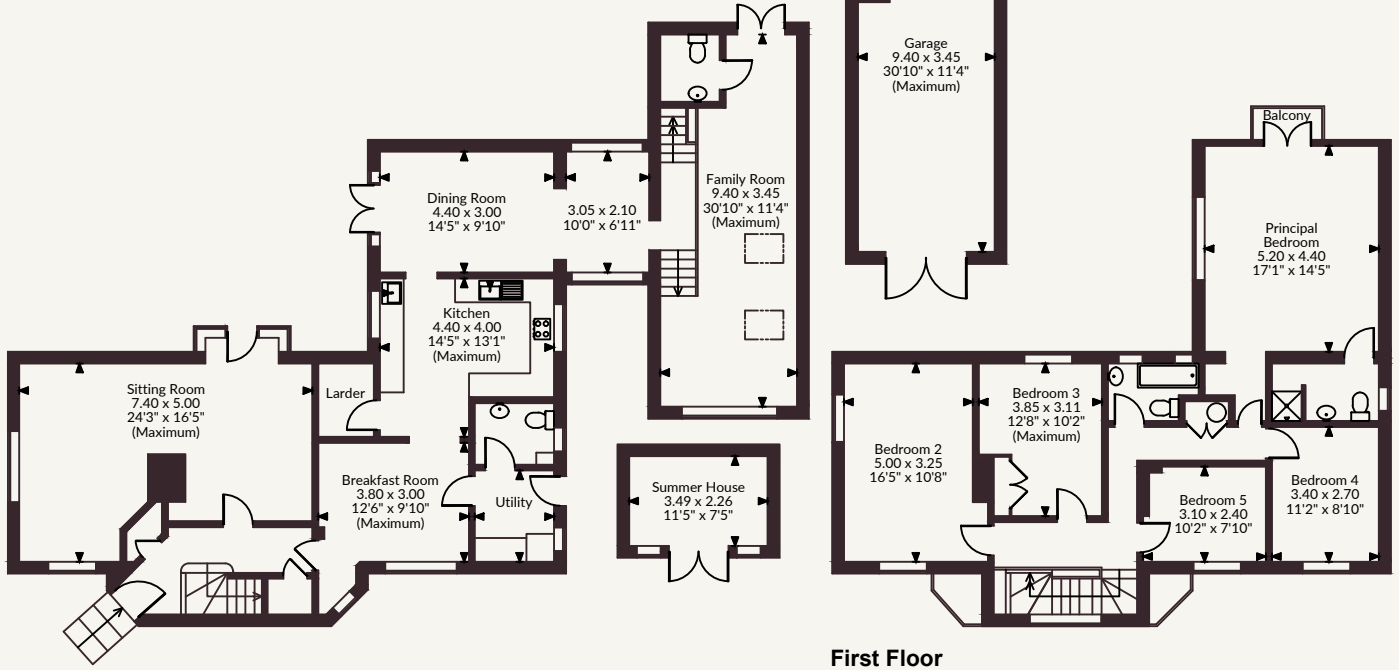
Stoneyhurst College Hill

Main House internal area 2,558 sq ft (238 sq m)

Garage internal area 348 sq ft (32 sq m)

Summer House internal area 85 sq ft (8 sq m)

Total internal area 2,991 sq ft (278 sq m)



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐☐ Denotes restricted head height

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