

# Appletrees

8A Courts Hill Road, Haslemere, Surrey



**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A beautifully presented modern family home conveniently located in Haslemere, with an annexe and stunning views

A stunning detached home in a peaceful yet convenient position in sought-after Haslemere. The property has been significantly extended and redeveloped to create a spacious, stylish modern living space with plenty of natural light, timber joinery and high-quality contemporary fittings throughout. It is in a desirable, leafy setting in one of Haslemere's most popular residential areas.



**4/5  
RECEPTION  
ROOMS**



**5/6  
BEDROOMS**



**3 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**TOWN**



**3,972 SQ FT**



**GUIDE PRICE  
£1,750,000**



### The property

This magnificent detached contemporary home features an outstanding level of quality throughout, with four bedrooms, light, spacious, open-plan reception rooms and a separate, self-contained annexe. The main living and entertaining space is the sitting room, dining room and kitchen which stretches to 53ft and features a vaulted ceiling with exposed timber beams overhead. There are wooden parquet floors, two sets of bi-fold doors opening onto the peaceful garden and a sleek, modern kitchen with fitted units to base and wall level, a breakfast bar and integrated appliances. Stairs lead to a mezzanine level, providing a generous loft/office space, with the potential to convert to an additional bedroom suite. A further set of stairs lead to the lower level, where there is a private games or media room of generous proportions.

There are four comfortable double bedrooms in the main house, all of which are in an accessible ground-floor position. These include the luxury principal bedroom with its bi-fold doors opening onto the rear

decking, as well as an en suite shower room with dual washbasins and a walk-in shower. The main house also has a family bathroom with a bathtub and a separate shower unit.

The studio-style annexe provides useful further accommodation for guests and family members. It comprises an open-plan sitting area, bedroom and kitchenette.

### Outside

The house is set in a splendid garden with views across the surrounding woodland and countryside beyond. Access is via a long driveway, with the home set back from the road in a peaceful and private position. There are areas of timber decking to the side and rear, providing space for al fresco dining and relaxing to take in the views, while the garden also includes split-level lawns and borders of established hedgerows and mature trees. Parking is available on the driveway or in the double garage, which is also ideal for use as a home gym.







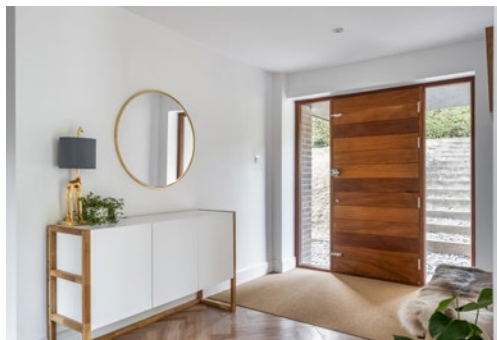






## Location

The property is set in a highly desirable location, less than half a mile from Haslemere town centre, within easy reach of the local amenities and mainline station. Haslemere town provides a good variety of boutique shopping, restaurants, a Waitrose supermarket, recreational facilities and a mainline station with fast trains reaching London Waterloo in approximately 53 minutes. The A3 London to Portsmouth road is about three miles distant, providing access through the Hindhead tunnel to Guildford, London, Heathrow, Gatwick, the M25, and south to the coast. There is a fine selection of schools in the area, as well as sporting facilities, which include golf at Liphook and West Surrey, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester.



## Distances

- Haslemere town centre 0.3 miles
- Liphook 4.5 miles
- Godalming 8.9 miles
- Farnham 11.5 miles
- Guildford 13.5 miles

## Nearby Stations

- Haslemere
- Liphook
- Witley
- Milford
- Godalming

## Key Locations

- Hindhead Commons & Devil's Punch Bowl (National Trust attraction & Site of Special Scientific Interest)
- South Downs National Park
- The Greensand Way
- The Sculpture Park

- Guildford (historic university and cathedral town)

## Nearby Schools

- St Bartholomew's CofE Aided Primary School
- Shottermill Infant School
- Camelsdale Primary School
- Shottermill Junior School
- St Ives School
- The Royal School
- Woolmer Hill School
- Amesbury School
- St Edmunds School
- Grayswood Church of England (Aided) Primary School

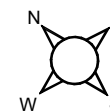












## Floorplans

Main House internal area 3,232 sq ft (300 sq m)

Outbuildings internal area 740 sq ft (69 sq m)

Total internal area 3,972 sq ft (369 sq m)

For identification purposes only.

## Directions

GU27 2NG

From Strutt & Parker Haslemere head southwest on A286/High Street. Turn right to say on A286 then keep left to stay on A286/Shepherd's Hill. After 0.3 miles turn right onto Courts Hill Road, carry on for roughly 320 ft and the driveway entrance is found on the right, Appletrees is situated at the end of the drive..

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## General

Local Authority: Waverley Borough Council

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

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

**Council Tax:** Band G

**EPC Rating:** C

## Haslemere

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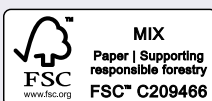


The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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