



Tallboys, 15 Courts Hill Road, Haslemere, Surrey

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Tallboys

15 Courts Hill Road, Haslemere, Surrey GU27 2NG

A rarely available, impressive and beautifully presented, double fronted Victorian detached family home in a sought-after Haslemere location, within walking distance to the town centre.

Haslemere town centre 0.4 miles, Haslemere mainline station 0.5 miles (London Waterloo 53 minutes), Central London 43 miles

Reception hall | Drawing room | Family room
Conservatory | Dining room | Kitchen/breakfast room | Larder | Utility | Cloakroom | Cellar
Principal bedroom with dressing room & en suite shower room | 5 Further bedrooms | 2 Bathrooms | Carport | Garden | EPC rating D

The property

Tallboys is a beautifully presented detached double fronted Victorian house, with more than 3,500 sq. ft of living space and retaining period features including fireplaces, picture rails, cornicing and wood panelling. The property features four elegant ground-floor reception rooms with understated styling and high-quality fittings, as well as six bedrooms arranged across the first and second floors.

The dual aspect drawing room has wooden floorboards, sash bay window and cast-iron fireplace with ornate tiled surround. There is also a formal dual aspect dining room, a comfortable family room and a sunny conservatory with French doors opening onto the south-facing garden. At the heart of the home is the 24ft kitchen and breakfast room with bespoke, shaker-style fitted units, range cooker, Miele built in oven/microwave and dishwasher in the central island. The walk-in larder, utility room

(with space for washing machine, dryer and additional fridge and freezers) and cellar all provide useful storage.

On the first floor are three large double bedrooms, all with built-in wardrobes, including the luxury principal bedroom with spacious dressing room and en suite shower room. There are a further three bedrooms located on the second floor. Both the first and second floors also have contemporary styled family bathrooms.

Outside

At the front of the property, the driveway provides plenty of parking space and access to the detached carport for covered parking or garden storage and with ample roof void storage. The garden to the front has a gravel pathway leading to the entrance, an area of lawn and various established border shrubs and hedgerows. At the rear, the sunny south-facing garden, designed by landscape architect Taylor Tripp, features a paved terrace, ideal for outside entertaining, and steps lead to a level lawn, bordered by white hydrangeas and well-maintained shrubs, trees and hedging.

Location

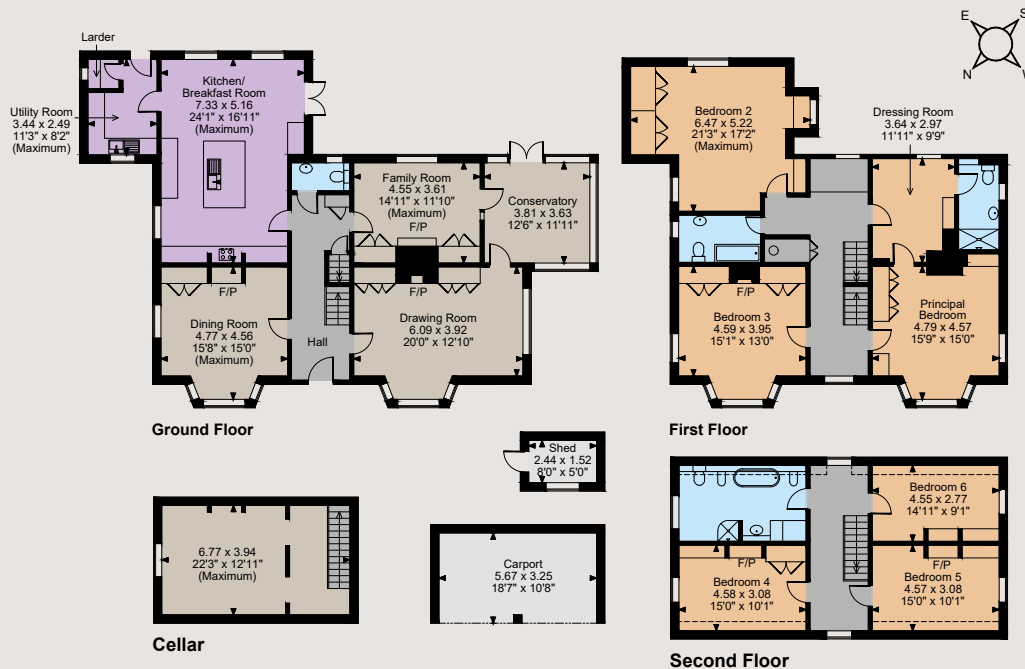
The property is set in a highly desirable location, less than half a mile from Haslemere town centre, within easy reach of the local amenities and mainline station. Haslemere town provides a good variety of boutique shopping, restaurants, a Waitrose supermarket, recreational facilities and a mainline 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 including St Ives, St Edmunds, The Heights, Highfield & Brookham, Amesbury and the Royal School (both junior and senior). Sporting facilities include golf at Liphook and West Surrey, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast.





Floorplans

House internal area 3,669 sq ft (341sq m)
Carport external area 198 sq ft (18 sq m)
Outbuilding internal area 40 sq ft (4 sq m)
Total internal area 3,907 sq ft (363 sq m)
For identification purposes only.



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

□ □ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8625091/NJD

Direction

From Strutt & Parker's Haslemere office, turn left onto the High Street and follow the A286 heading towards Midhurst. Turn left onto Shepherd's Hill, then turn right onto Courts Hill Road. The property will be on the left.

General

Local Authority: Waverley Borough Council

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

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

Council Tax: Band H

Tenure: Freehold

Guide Price: £2,200,000



Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD

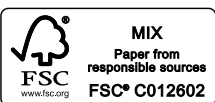
01428 661077

haslemere@struttandparker.com
struttandparker.com



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

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 October 2024. Particulars prepared October 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

