



Merrywood

30 Courts Mount Road, Haslemere, Surrey



BNP PARIBAS GROUP 

An impressive contemporary home with stylish architectural features, garden office, views and close proximity to station

A stunning, unique modern home with light and airy accommodation, located in a highly sought-after position less than half a mile from Haslemere town centre and benefitting from a private footpath used as a short cut to Haslemere station. The property occupies a peaceful residential area and benefits from uninterrupted views across the surrounding National Trust countryside.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



**DOUBLE CARPORT/
GARAGE**



**GARDEN WITH
VIEWS**



FREEHOLD



TOWN



2,655 SQ FT



**GUIDE PRICE
£1,550,000**

The property

Merrywood is a striking contemporary home with architect-designed sweeping zinc roof lines and walls of glass, creating a magnificent modern living and entertaining space in one of Haslemere's most highly-regarded residential areas. The property has an open-plan layout, ideal for entertaining and everyday modern living, underfloor heating throughout the ground floor, principal bedroom suite and family bathroom and has exceptional wi-fi coverage and wired network connections to every room.

The welcoming entrance hall sets the tone for the rest of the property, with its open airy feel and neutral colour palette. Open squared archways lead to the main sitting room at the side and the social kitchen and dining area at the rear. The sitting room sits in a lowered position and benefits from floor-to-ceiling windows to two aspects, as well as sliding glass doors connecting to the outside space and a stylish contemporary fireplace. The dining area and kitchen provides further impressive living and entertaining space, with large panoramic windows framing the

views across the garden and sliding glass doors opening directly to the rear terrace. There is plenty of space for a family dining table, while the kitchen itself has bespoke fitted, contemporary units, a central island with a breakfast bar, stylish Quartz worktops and integrated appliances by Miele plus a walk-in pantry for further storage. The "drinks cupboard" features two, deep, fridge drawers underneath, perfect for entertaining. Additionally, the ground level has a comfortable family room with dual skylights and French doors to the garden, plus a utility room and a shower room.

Upstairs, the galleried landing leads to the stunning, luxury principal bedroom with dressing area, en suite shower room and full-height windows with electric blinds, and sliding glass doors opening onto the roof terrace, which provides a magnificent vantage point for taking in the views across the surrounding woodland. There are three further well-presented bedrooms on the upper level, in addition to the family bathroom with its freestanding bathtub and separate shower unit.



Outside

At the entrance to the property, electric gates open onto the block-paved driveway, providing parking space and leading to the detached double carport, with cabling in place for an EV charging point, and single garage for further parking.

There is a garden office at the front of the property, providing useful private space for home working, while steps lead down to the main garden, which features a pristine lawn and established flower and shrub borders and beds. The paved terraces provide perfect locations for outside entertaining and continues around the rear of the house, providing a second seating area accessed via the family room's French doors, for relaxation and peaceful reflection.

There is a private footpath which is accessed from the garden, providing a short cut to Haslemere station.

Location

The property is set in a highly desirable location, just moments from Haslemere High Street, 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. Sporting facilities 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 0.4 miles
- Farnham 11.5 miles
- Guildford 13 miles

Nearby Stations

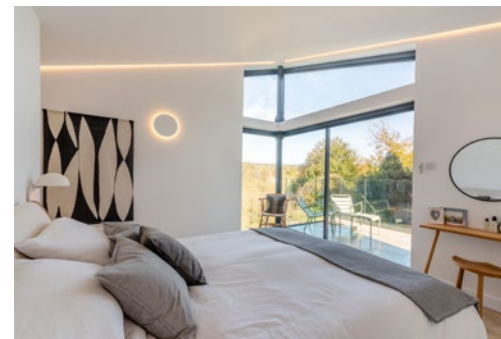
- Haslemere

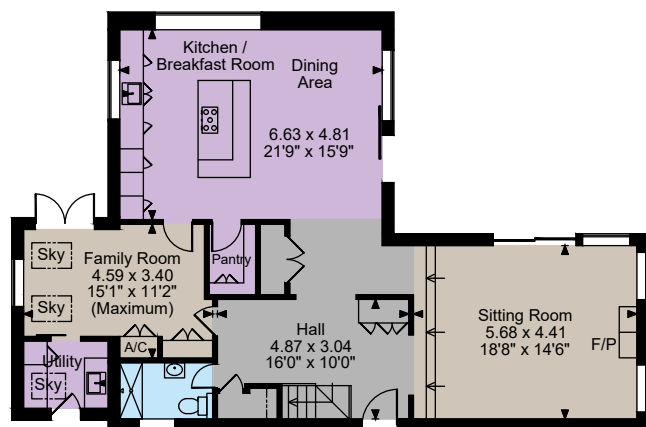
Key Locations

- Devil's Punch Bowl & Hindhead Common
- Blackdown Hill
- Winkworth Arboretum
- Cowdray Ruins
- Petworth House & Park
- South Downs National Park
- West Dean Gardens

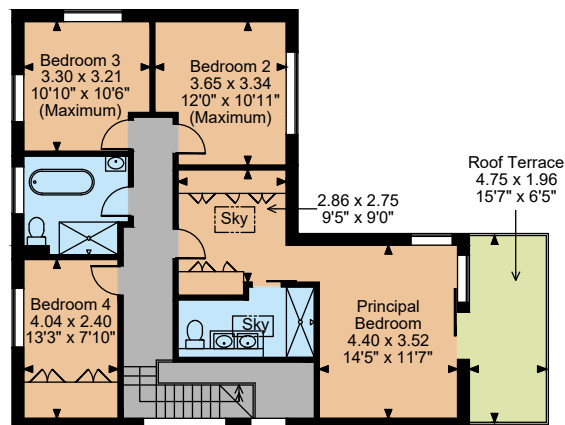
Nearby Schools

- St. Bartholomews CofE Primary
- St. Ives
- St Edmund's
- Woolmer Hill School
- Highfield & Brookham
- Amesbury
- Bohunt
- Churcher's College





Ground Floor

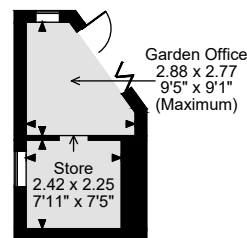
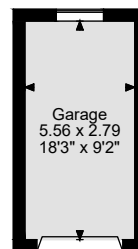
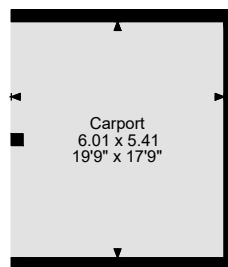
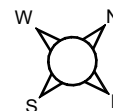


First Floor

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

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,011 sq ft (187 sq m)

Garage & Carport internal area 517 sq ft (48 sq m)

Store & Garden Office internal area 127 sq ft (12 sq m)

Roof Terrace external area = 100 sq ft (9 sq m)

Total internal area 2,655 sq ft (247 sq m)

Directions

GU27 2PP

what3words: ///chucks.screening.remembers - takes you to the top of the drive and number 30 is entered through wooden gates.

General

Local Authority: Waverley Borough Council

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

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

Council Tax: Band G

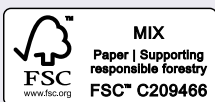
EPC Rating: C

Haslemere

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