



Kirklands

Derby Road, Haslemere, Surrey

STRUTT
& PARKER

BNP PARIBAS GROUP

A detached property in a prime Haslemere location offering scope and potential, subject to usual planning consent

An attractive and spacious detached five bedroom property, with original 1962 footprint, sitting well within its plot of 0.75 acres and located in an enviable position on a prestigious road overlooking St Bartholomew’s Church, within close proximity of quality town centre amenities and the station with its services to central London in less than an hour.

	3 RECEPTION ROOMS		5 BEDROOMS		2 BATHROOMS
	DOUBLE GARAGE		0.45 ACRES		FREEHOLD
	TOWN		2,478 SQ FT		GUIDE PRICE £1,550,000



The property

Kirklands is a detached family home offering almost 2,500 sq ft of light-filled, flexible accommodation arranged over two floors and requires some updating and modernisation.

Designed to take advantage of views over the gardens and beyond, the accommodation has a natural flow from the welcoming reception hall with wooden floor, useful storage and cloakroom. The generous dual aspect drawing room has a bay window with bespoke built-in window seating, feature marble open fireplace and French doors to the rear terrace. A well-proportioned dining room, with wooden flooring, has a part-glazed door to the garden, and across the hall a generous family/sitting room, also with wooden flooring and with full-height glazing incorporating French doors to the terrace. The ground floor accommodation is completed by a spacious triple aspect kitchen/breakfast room with quarry-tiled flooring throughout. The front aspect kitchen has a range of wall and base units, tiled worktops and splashbacks and integrated appliances.

The dual aspect breakfast area with space for a sizeable table for more informal meals, has views over the rear garden and access to a neighbouring fitted utility room with a door to a secure covered area linking the house to the garages.

A turned staircase leads to the first floor, and a generous landing with further useful storage and loft access. The dual aspect principal bedroom features a bay window, with stunning views over the town, walk-in wardrobe with fitted storage and wash hand basin. There are four further double bedrooms, three with fitted wardrobes and one with a wash hand basin, a family shower room and family bathroom, with a separate W.C.



Outside

The property is approached through twin brick pillars over a tarmac side driveway and forecourt providing private parking and giving access to the twin link-attached gable end garages and to an attached side store. The generous well-maintained garden is bounded by wood panel fencing and mature hedging to two sides and an attractive stone wall to the other two sides, with a charming stone outbuilding/log store. The garden is mainly laid to lawn, interspersed with well-stocked flower and shrub beds. The split-level paved terrace, accessible from the drawing and family/sitting rooms, is ideal for outside entertaining.

Location

Haslemere offers extensive quality high street and independent shopping, supermarkets including Waitrose, restaurants, cafés, pubs, bars, 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, approximately 965 acres of National Trust-owned pine- and heather-covered forest, ideal for riding and walking. Transportation links are excellent: Haslemere station (0.5 mile) offers regular trains into London Waterloo in around 50 minutes, and the A3 gives access both to the south coast and to connections with the M3 and M25 motorways, giving further access to London and its airports.



Distances

- Haslemere 0.6 miles
- Godalming 8.9 miles
- Guildford 15 miles

Nearby Stations

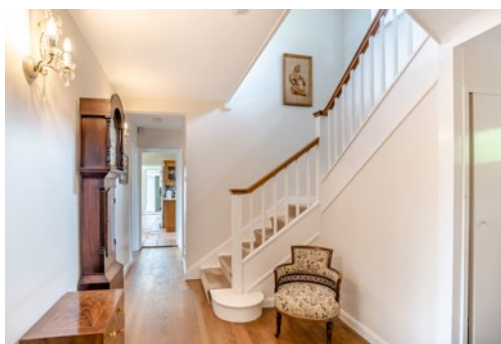
- Haslemere

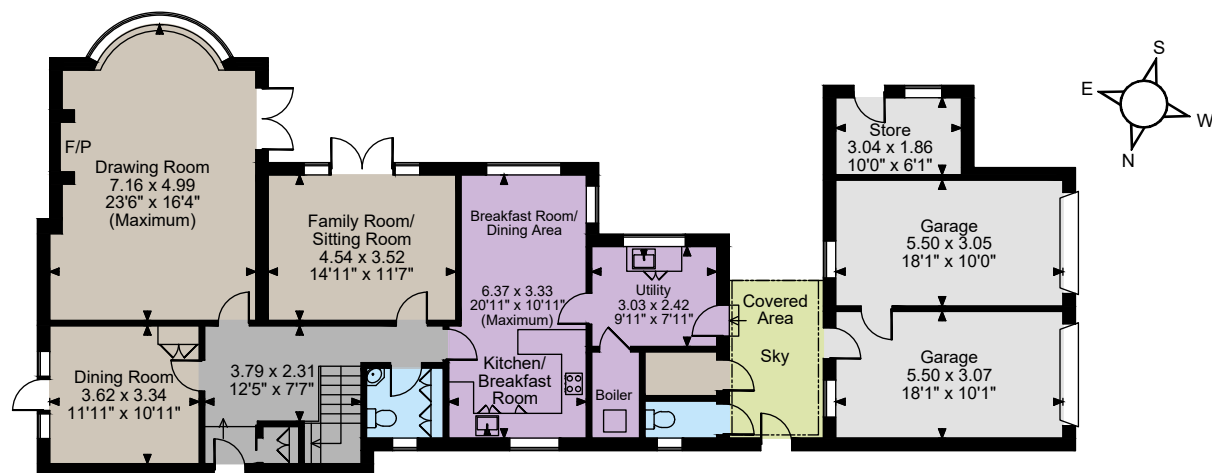
Key Locations

- Blackdown Hill
- Devil's Punch Bowl & Hindhead Common
- South Down National Park
- Petworth House & Park
- Cowdray Estate

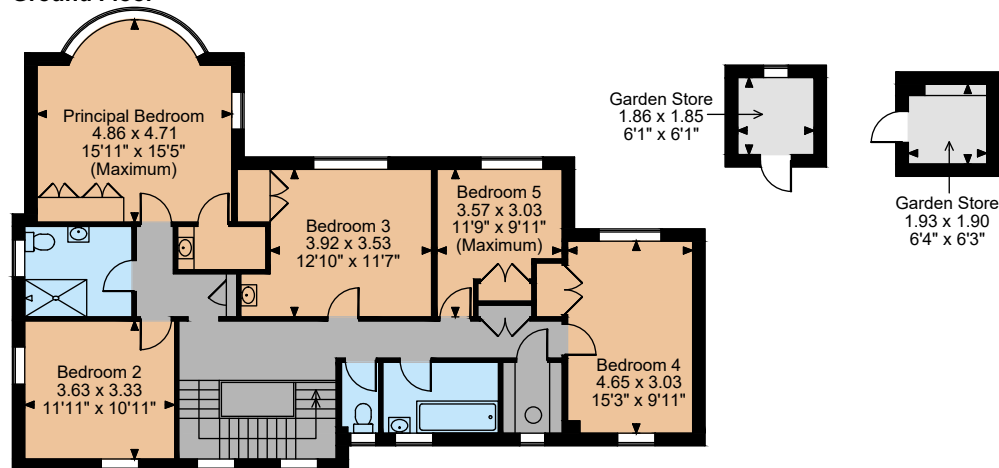
Nearby Schools

- St. Bartholemew's Primary School
- St. Ives





Ground Floor



First Floor

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

Main House internal area 2,478 sq ft (230 sq m)
Garages internal area 370 sq ft (34 sq m)
Garden Stores & Store area 137 sq ft (13 sq m)
Total internal area 2,985 sq ft (277 sq m)

Directions

GU27 1BS - From Haslemere, head north on High Street/A286, towards Grayswood, for 0.3 miles and turn left onto Church Lane. Continue along Church Lane, crossing the railway, which then becomes High Lane. Turn left onto Derby Road and after 350 ft Kirklands drive is on the left hand side.

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General

Local Authority: Waverley Borough Council

Services: Mains water, electricity and drainage. Oil fired central heating.

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

Council Tax: Band G

EPC Rating: F

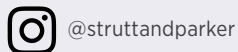
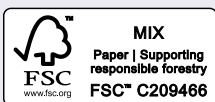
Haslemere

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