

# Highlands

Fridays Hill, Haslemere, Surrey





## A substantial country house, comprehensively refurbished to a high standard, with delightful gardens and views

A beautifully presented detached house set in a magnificent South Downs position, enjoying stunning far-reaching views across the surrounding countryside. The property offers extensive, flexible accommodation filled with natural light, modern, contemporary styling, and luxury fittings. Outside, the gardens and pool area have been designed to maximise the elevated, south-facing outlook.



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**4 BATHROOMS**



**CARPORT & GARAGE**



**2.38 ACRES**



**FREEHOLD**



**STUNNING VIEWS**



**4,078 SQ FT**



**GUIDE PRICE  
£3,250,000**



### The property

Highlands is an outstanding luxury home offering over 4,000 square feet of stylish, contemporary living space arranged over two floors. The accommodation has been finished to a high specification, featuring clean, neutral décor complemented by bespoke modern fittings throughout. Features of note include a “home automation” system by Control 4 for lighting, temperature, TV, sound control and scene setting, underfloor heating and air conditioning.

On the ground floor there are three impressive reception rooms, including the generous dual aspect drawing room with bi-fold doors opening onto the south-facing terrace. At the heart of the home is the impressive 40ft open-plan kitchen/dining/family room. The kitchen boasts a bespoke fitted kitchen designed by Charter Walk Kitchens in Haslemere with Quartz worktops, central island, integrated Siemens appliances and Mandarin stone flooring. Bi-fold doors open to the south-facing aspect, while the west-facing aspect has French doors opening onto another spacious terrace. The sitting area has a fireplace

fitted with a log burner. The utility room provides further space for home storage and appliances or, alternatively, could be used as a kitchen for a self-contained annexe, together with the reception room and adjoining shower room.

The principal bedroom suite has a spacious walk-through dressing room and a luxurious en suite bathroom with free-standing nickel-plated bath and walk-in shower. Bedroom 2 is accessed by a separate staircase and has sliding doors to a decked terrace and “Jack & Jill” access to the family bathroom. There are 4 further double bedrooms, one with an en suite shower.













## Outside

The house is set in an elevated position, accessed via a winding driveway, with ample parking in addition to the detached barn style garage and double carport. The gardens and grounds are mostly south-facing and mainly laid to lawn interspersed with flower and shrub borders and mature specimen trees. The wooded area, with meandering trails, is located to the rear of the pool.

There are extensive terrace areas, with London Stone Porcelain, to the rear and side of the house, providing space for outside entertaining, relaxation and taking in the stunning views, while the grounds also include a tennis court and a luxury outdoor heated swimming pool by Compass Pools; with freshwater chlorine free UV light source, full automatic dosing and auto water top up as well as sustainable heat with solar safety cover and air-source heat pump providing heating and cooling of water with accurate temperature control. The pool has its own packaged plant room with a professional multi speed 'swim-jet' and fun water fountains, with full colour control interior lighting. The summer/pool house, with underfloor heating and air conditioning, has bi-fold doors opening onto the stylish paved terrace.

## Location

The property lies on the edge of the idyllic Fernhurst village, within the South Downs National Park. The village provides shops for most day-to-day needs including a post office and chemist. More comprehensive shopping and leisure facilities are available in nearby Haslemere which offers extensive quality shopping facilities, together with a good selection of restaurants, cafés, pubs and bars and excellent leisure amenities including a tennis club and a leisure centre. The surrounding countryside comprises a mixture of woodland and farmland ideal for sporting and country pursuits as well as golf, with easy access to courses at Hindhead, Liphook, Cowdray Park, Chiddingfold and Sunningdale. Communications links are excellent: Haslemere station provides regular trains into London Waterloo and the A3 gives easy access both to the south coast and to connections with the M25 road network giving further access both to Heathrow and Gatwick Airports and to central London.



## Distances

- Haslemere 2.5 miles
- Godalming 11 miles
- Chichester 17 miles
- Guildford 18 miles

## Nearby Stations

- Haslemere

## Key Locations

- Devil's Punch Bowl & Hindhead
- Blackdown Hill
- Petworth House and Park
- Cowdray Park
- Goodwood

## Nearby Schools

- King Edward's
- St. Ives
- Highfield & Brookham
- Amesbury
- Churcher's College













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 3,980 sq ft (370 sq m)

Garage internal area 576 sq ft (54 sq m)

Pool Building/Summer House internal area 226 sq ft (21 sq m)

Total internal area 4,782 sq ft (444 sq m)

For identification purposes only.

## Directions

GU27 3DX

what3words: ///misted,reminds.upholding - brings you to the drive

## General

Local Authority: Chichester District Council

Services: Mains water, electricity and gas. Private drainage which complies with the current regulations.

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

Council Tax: Band H

EPC Rating: C

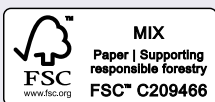
Agents note: The outdoor kitchen and pergola are available by separate negotiation.

## Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD

**01428 661077**

haslemere@struttandparker.com  
struttandparker.com



@struttandparker

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