



Linbrook Lodge

Grayswood Road, Haslemere, Surrey

A well-presented detached home with stables and paddocks, in a picturesque South Downs rural setting

A comfortable three-bedroom bungalow with extensive grounds, situated within a peaceful rural position two miles from the sought-after town of Haslemere. The house provides attractive, flexible living with various splendid character features, while outside there is a beautifully maintained garden and far-reaching paddocks ideal for horses or livestock.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



GARAGING



2.25 ACRES



FREEHOLD



RURAL



1,312 SQ FT



**GUIDE PRICE
£900,000**



The property

Linbrook Lodge is a splendid detached bungalow providing well-presented accommodation arranged across a single accessible level. The main reception room is the generous sitting and dining room, which is arranged in an open-plan layout with wooden flooring and exposed timber beam overhead between the two spaces. The sitting area has a brick-built fireplace and a woodburning stove while the dining area has double doors opening onto the conservatory. This light and airy additional reception room benefits from a south-facing aspect and opens onto the gardens via French doors providing a peaceful space in which to relax. Additionally, the kitchen and dining room provides further living and entertaining space. It has terracotta tiled floors, exposed brickwork and timber beams and a dining area with French doors opening onto the garden. The kitchen itself has wooden fitted units for kitchen storage, plus a range cooker. The three bedrooms includes the generous principal bedroom, which benefits from built-in wardrobes, drawers and dresser space. There is also a shower room and an additional cloakroom. The property provides plenty of

potential for extension and redevelopment, subject to the necessary consents, including into the loft or into the gardens and grounds surrounding the home.

Outside

The house is set in a peaceful position and surrounded by open fields and rolling countryside. A gated entrance leads to a parking area at the rear, with space for several vehicles, as well as a large detached garaging block, which has a single garage, a double carport, a workshop and an office. The garden surrounding the house includes a small area of lawn, paved and gravel terracing with an ornamental pond, various established shrubs and hedgerows, plenty of seating areas and mature trees at the borders, including majestic 100 year old oak trees. There is a further area of lawn to the other side of the parking area, with various mature trees and spring flowers. The paddocks and stabling is accessed across the lane and includes several fenced grassy paddocks and a timber-framed stable with two stores and a utility room.



Location

The property is set in a highly desirable rural location in the village of Grayswood, just over two miles from Haslemere town centre and within easy reach of the local amenities and mainline station. Grayswood has various everyday facilities, including a village hall and a primary school, while Haslemere 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 five 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 2.2 miles
- Milford 4.9 miles
- Godalming 6.3 miles
- Guildford 12 miles
- Farnham 12.5 miles

Nearby Stations

- Haslemere
- Liphook

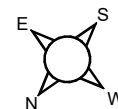
Key Locations

- Blackdown Hill
- Winkworth Arboretum
- Petworth House and Park

Nearby Schools

- St. Ives, St Edmunds
- The Heights
- Highfield & Brookham
- Amesbury





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

Main House internal area 1,312 sq ft (122 sq m)
Garage internal area 176 sq ft (16 sq m)
Outbuilding internal area 863 sq ft (80 sq m)
Total internal area 2,351 sq ft (218 sq m)
For identification purposes only.

Directions

GU27 2DL

From Haslemere head north on the High Street/A286 towards Grayswood, passing through the village, then carrying on a further 0.7 miles, where you will find an unmade track on your right to Linbrook Lodge, the second house on your left.

what3words: ///pinks.radiating.violin - takes to you to the entrance of Linbrook Lodge

General

Local Authority: Waverley Borough Council

Services: Mains water and electricity. Private drainage which we believe complies with the current regulations. Oil fired central heating.

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

Council Tax: Band F

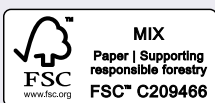
EPC Rating: E

Haslemere

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