

Wyecroft, 3 Hill Road,
Haslemere



Strutt
& Parker

Land and property. Since 1885.



**3,553 sq ft (331 sq m) | Freehold
5 bedrooms | 4 reception rooms
4 bathrooms | Garden & views**

Guide price £2,250,000

A beautifully restored Edwardian family home with exceptional entertaining space, far-reaching views and landscaped gardens, within a highly sought-after location.

The Property

Occupying an elevated position on one of Haslemere's most desirable residential roads, Wycroft is an elegant Edwardian residence seamlessly combining period character with sophisticated modern living. Extensively renovated and thoughtfully reconfigured by the current owners, the property offers over 4,300 sq ft of beautifully presented accommodation. The entrance hall has parquet flooring, a wood-burning stove and a wonderful sense of scale.

The impressive, triple-aspect drawing room is filled with natural light and enjoys attractive views through a broad bay window. A wood-burning stove creates a focal point, while French doors provide direct access to the gardens and terraces and the formal dining room offers a refined setting for entertaining. At the heart of the home is the superb kitchen/breakfast/family room, transformed by the current owners into an expansive open-plan living space. The bespoke Harvey Jones kitchen features extensive cabinetry, a central island, pantry storage, wine fridge and a triple Aga with a gas hob/electric oven module. Flowing seamlessly from the kitchen is a vaulted family room.

A separate study, with adjoining shower room, offers versatility as a home office, guest suite or playroom, whilst a utility room and cloakroom complete the ground floor accommodation. The first floor continues the sense of space and character with five generously proportioned bedrooms boasting high ceilings, large windows and a wealth of original features, with many benefitting from far-reaching views across Haslemere.

The principal suite has been thoughtfully reconfigured to incorporate extensive fitted wardrobes and a luxurious en suite bathroom with marble detailing, separate bath and walk-in shower. A further bedroom enjoys its own en suite facilities, whilst the remaining bedrooms are served by a well-appointed family bathroom.



Outside

Approached via a private driveway and electric gates, the house impresses with its handsome façade and commanding outlook across the surrounding townscape and countryside beyond. The gardens have been designed to maximise privacy and enjoyment of the elevated setting. A large terrace above the garage provides an outstanding entertaining space, ideal for summer dining whilst taking in panoramic views over the surrounding landscape. To the rear, a charming courtyard area, richly planted with climbing roses and seasonal colour, can be accessed directly from several principal rooms. Beyond, an elevated lawn creates an ideal family garden, complemented by mature planting and additional seating areas. The property also benefits from extensive parking, a substantial four-bay garage and useful external storage.

Location

Haslemere is one of Surrey's most sought-after market towns, combining excellent connectivity with outstanding access to the surrounding countryside. The town offers an attractive range of independent shops, cafés, restaurants and leisure facilities. The mainline railway station provides regular services to London Waterloo in under an hour. The nearby A3 offers convenient access to London, the South Coast, the M25 and major airports. The surrounding area is renowned for its exceptional schooling, with a number of highly regarded independent and state schools nearby. Outdoor pursuits are equally well catered for, with golf courses, sailing, polo, horse riding and extensive walking routes all within easy reach. Nearby beauty spots include Black Down, Hindhead Commons and the National Trust-owned landscapes that define this beautiful corner of Surrey.

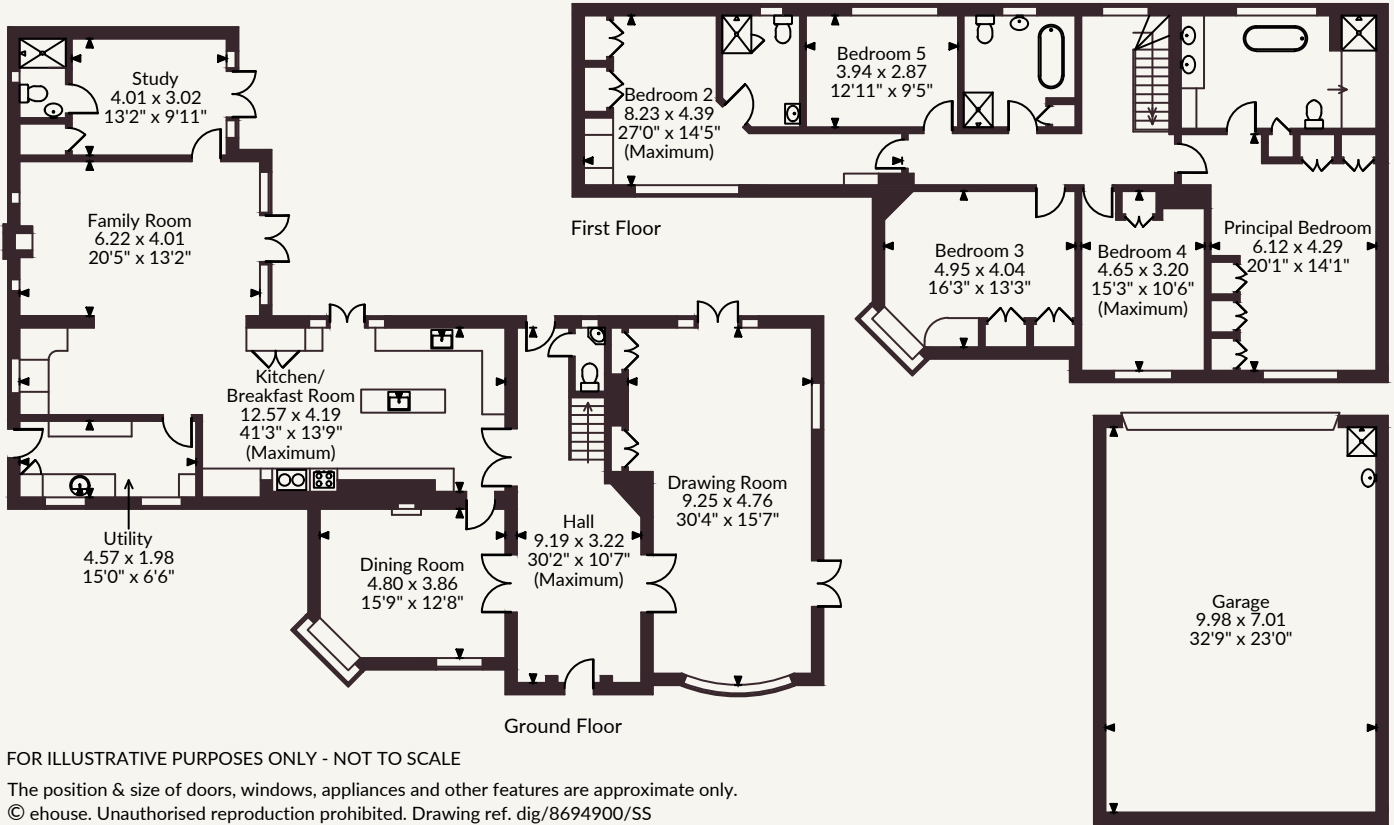
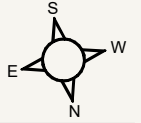
Postcode region GU27

General

Local Authority: Waverley Borough Council
 Services: Mains electricity, gas, water & drainage
 Council Tax: Band G
 EPC Rating: D
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Wycroft, Hill Road, Haslemere
 Main House internal area 3,553 sq ft (331 sq m)
 Garage internal area 752 sq ft (70 sq m)
 Total internal area 4,305 sq ft (400 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8694900/SS

Strutt & Parker Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD
 01428 661077 | haslemere@struttandparker.com



@struttandparker struttandparker.com

Strutt & Parker

Land and property. Since 1885.

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. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken June 2026 (externals) & Jan 2025 (internals). Particulars prepared June 2026.