

Overhanger, Haslemere



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& Parker

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4,432 sq ft (412 sq m) | Freehold
3 reception rooms | 6 bedrooms
2 bathrooms | Approx. 1.5 acres

Guide price £1,695,000

Occupying a commanding and elevated position, Overhanger is a striking example of an Arts and Crafts style family home, dating from 1923, combining timeless character with substantial proportions.

The property

The property boasts over 3,300 sq ft, of versatile and flexible accommodation, arranged over two floors. On the ground floor are four reception rooms, including a double-aspect drawing room with feature fireplace and a formal dining room, both featuring original oak parquet flooring. The sitting room extends seamlessly into a bright garden room, providing access to the outdoor terrace. The traditional kitchen is complemented by a walk-in larder, utility/laundry and “Butler’s Pantry”, leading to a charming breakfast room.

The first floor features a generous principal suite complete with dressing area, built-in storage, and an en suite shower room, all enjoying views of the surrounding countryside. Four further double bedrooms and a family bathroom ensure ample space for guests or family, while the sixth bedroom offers the versatility to serve as a quiet home study

Outside

Approached via an electric 5-bar gate, the gravel drive provides ample parking, in addition to the two detached double garages. Set within approximately 1.5 acres, the gardens are well established, wrapping around three sides with areas of lawn, paved terraces and a rich variety of mature shrubbery and specimen trees. To the rear, is an area of secluded woodland, ensuring an unparalleled sense of privacy and connection to nature.



Location

Situated in one of Haslemere’s most desirable enclaves, Overhanger is perfectly positioned for both rural tranquility and urban convenience. The vibrant market town of Haslemere is within a mile, offering a curated selection of independent boutiques alongside premium retailers such as Waitrose and M&S Foodhall.

For the commuter, the mainline railway station provides frequent services to London Waterloo in approximately 53 minutes. The surrounding area is renowned for its exceptional educational institutions, including St. Edmund’s and Beadales. Nature enthusiasts will find themselves spoilt for choice, with the Devil’s Punch Bowl and the Surrey Hills nearby. The region also offers world-class leisure pursuits, from golf at Hindhead and Hankley Common to the prestige of Cowdray polo and the excitement of Goodwood.

Postcode region: GU27

General

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



Overhanger Hindhead Road, Haslemere
 Main House internal area 3,370 sq ft (313 sq m)
 Garage internal area 636 sq ft (59 sq m)
 Garden Stores & Workshop internal area 426 sq ft (40 sq m)
 Total internal area 4,432 sq ft (412 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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