



Holdfast End, Holdfast Lane, Haslemere, Surrey

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Holdfast End, Holdfast Lane, Haslemere, Surrey GU27 2EU

A beautifully presented detached 5-bed family home with swimming pool and gardens of about 1 acre, in a highly sought-after location on the outskirts of Haslemere.

Haslemere Station 2.1 miles (London Waterloo 53 mins), Guildford 13.9 miles, M3 (J4) 21.6 miles, M25 (J10) 21.8 miles, London Gatwick 33.7 miles, Central London 52.6 miles.

Reception hall | Sitting room | Family room
Study | Kitchen/dining room | Utility
Cloakroom | Shower room | Store | Principal bedroom with en suite bathroom | 4 Further bedrooms | Family bathroom | Garden, about 1 acre | Outbuildings including, workshop, greenhouse, garden stores | Swimming pool
EPC rating D

The property

Holdfast End is a beautifully presented family home offering over 3,200 sq ft of light-filled and versatile accommodation, which has been lovingly and sympathetically renovated and extended by the current owners.

From the spacious reception hall, with bay window and solid oak floor, the accommodation has a natural flow, providing space for both entertaining and relaxing with family. The triple aspect vaulted sitting room, with solid oak floor, has a feature fireplace, with flame effect gas fire, and French doors to the terrace. A useful study/home office has views over the garden and fitted cupboards and shelving. The family room is also triple aspect, with solid wood floors, working fire and access to the decked terrace.

At the heart of the home is the superb kitchen/dining room with bespoke Harvey Jones fitted kitchen, central island with solid oak worktop, Rangemaster cooker and stylish Savannah Verde granite worktops. The dining area boasts a Juliet balcony with views over the garden and beyond. The inner hallway/boot room connects via a staircase to the utility, store and cloakroom.

On the first floor, the bedrooms lead off from a generous, light-filled landing. The principal bedroom is triple aspect with built-in wardrobes and a luxury en suite bathroom with dual sinks, bath and separate walk-in shower. There are four further bedrooms, one with bay window and built-in triple wardrobes and another being dual aspect. The contemporary styled family bathroom has stylish tiled flooring with contrasting tiled splashbacks.

Outside

The property has a carriage driveway, providing ample parking, and is approached via full height automated wooden gates. The front garden is enclosed by neat hedging, providing privacy, with gates opening onto the rear garden. With far reaching views of the surrounding countryside, the garden is mainly laid to lawn, interspersed with mature specimen trees and flower and shrub borders. There are two raised sun terraces, one of which is covered, both providing relaxing locations for outside entertaining. The swimming pool has a paved surround and a covered area provides shade. The outbuildings can be used for a variety of purposes, including storage and workshop spaces.

Location

Located on Holdfast Lane, a sought after residential road on the fringes of Haslemere town, yet highly convenient for the mainline station. There is a footpath leading through the delightful Swan Barn National Trust land, providing a lovely countryside walk to the town. Haslemere provides a good variety of boutique shopping, restaurants, Waitrose supermarket, recreational facilities and mainline station.







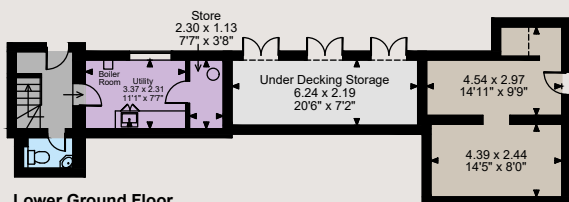
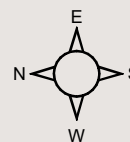






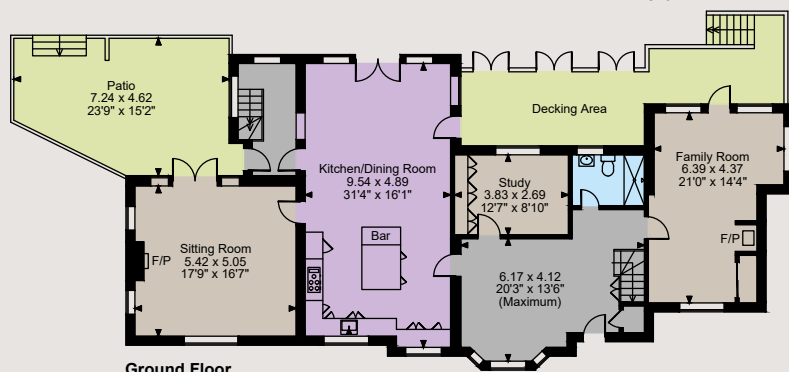
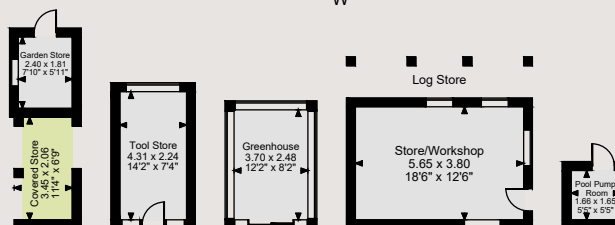
Floorplans

House internal area 3,252 sq ft (302 sq m)
 Stored/Workshop internal area 382 sq ft (35 sq m)
 Pump room & Greenhouse internal area 128 sq ft (12 sq m)
 Covered Store external area 60 sq ft (6 sq m)
 Total internal area 3,762 sq ft (349 sq m)
 For identification purposes only.

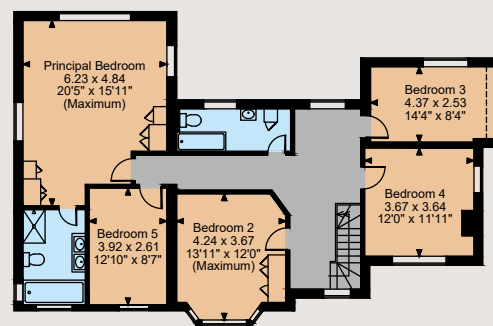


Lower Ground Floor

Cellar



Ground Floor



First Floor

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

□ □ □ Denotes restricted head height

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There is a fine selection of schools in the area including St Ives, St Edmunds, Highfield, Amesbury and the Royal School (both junior and senior). Sporting facilities include golf at Liphook and West Surrey, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the coast at Chichester.

Directions

From Strutt & Parker's Haslemere office, head west, turning right at West Street and right again onto the High Street, before shortly turning left onto Petworth Road (B2131). In 1.1 miles, turn left onto Holdfast Lane, where the property will be found on the right.

General

Local Authority: Waverley Borough Council

Services: Mains electricity, water and gas central heating. Private drainage - we have been advised by the vendors that the drainage will be replaced/upgraded in order to comply with current regulations.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,825,000

Haslemere

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Over 50 offices across England and Scotland, including Prime Central London

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