

Harboury

Linchmere Ridge, Haslemere, Surrey



**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A handsome family house with annexe, set in approximately 15 acres on a sought-after private lane

A handsome family home with self-contained annexe, set in delightful grounds of approx. 15 acres on a sought-after private lane, convenient for Haslemere town and station.



5 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



GARAGING



15 ACRES



FREEHOLD



RURAL



3,668 SQ FT



**GUIDE PRICE
£2,999,000**



The property

Harboury is a substantial family home with flexible accommodation located in impressive, peaceful and secluded grounds on a highly regarded private lane. The property also benefits from almost 2,600 sq ft of additional outbuildings including a superb self-contained annexe.

Featuring wooden flooring throughout, the ground floor accommodation flows from a welcoming entrance hall and comprises a large L-shaped drawing room with feature exposed brick open fireplace and two sets of French doors to the garden. A spacious study with built-in storage opens into the generous family room. The well-appointed kitchen features a range of wall and floor units with a breakfast bar, granite worktops, Aga and integrated appliances opening into a reception room with feature corner fireplace with wood burner and double doors into a large triple aspect conservatory with vaulted ceiling and doors leading to the garden. The whole combines to create an ideal family and entertaining space.

The bedroom accommodation is particularly generous with an impressive triple aspect principal bedroom with a vaulted ceiling, exposed beams, French doors to a private balcony, two fitted dressing rooms and a spacious en suite bathroom. The five further bedrooms are arranged over two floors and are served by three additional bathrooms.

The Annexe

In addition, the annexe provides excellent ancillary accommodation and comprises an impressive games room with vaulted ceiling, spacious office/studio, kitchen, two first floor rooms, shower room, garage and double carport.







Outside

The property is approached via automated timber gates, opening onto a driveway providing ample parking, in addition to the three bay open car barn. The beautiful and well-established gardens are a particular feature of the property and include a large paved terrace, ideal for entertaining and al fresco dining, a swimming pool with pool house, gym, all-weather tennis court and expanses of level lawn bordered by mature shrubs. There is also private woodland with a high ropes course.

Location

Harboury is conveniently located in a private and peaceful setting on the Surrey/West Sussex borders near to Cognor Wood and the National Trust land of Marley Common. Haslemere provides a good variety of boutique shopping, restaurants, Waitrose and Marks & Spencer supermarkets, recreational facilities and a mainline station with fast trains reaching London Waterloo in approximately 53 minutes.

The A3 provides access through the Hindhead tunnel to Guildford, London, Heathrow, Gatwick, the M25, and south to the coast.

Much of the surrounding countryside including nearby Marley Common is owned and maintained by the National Trust and boasts many footpaths and bridleways. The general area is ideal for the keen golfer, with easy access to courses at Hindhead, Liphook, Cowdray Park and Chiddingfold, and also boasts racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester.

Communications links are excellent: Haslemere station provides regular trains into London Waterloo and the A3 London to Portsmouth road 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.



Nearby Stations

- Haslemere
- Liphook

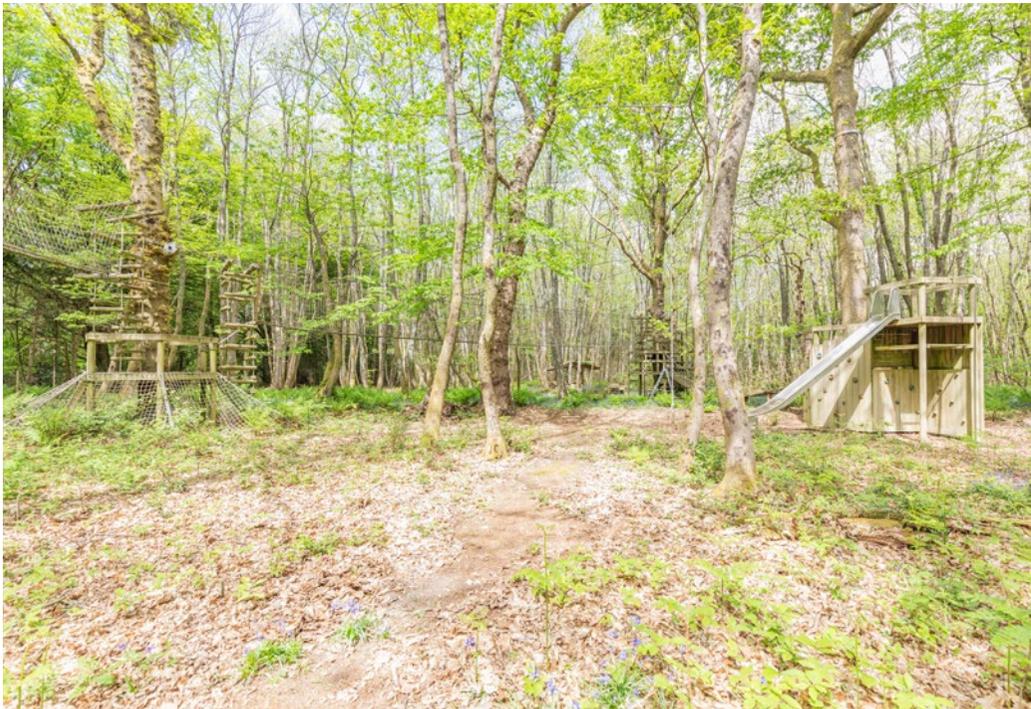
Key Locations

- South Downs National Park
- Guildford
- Hindhead Commons & Devil's Punch Bowl (National Trust attraction & Site of Special Scientific Interest)

Nearby Schools

- Highfield & Brookham School
- St Ives School
- Churches College









Floorplans

House internal area 3,668 sq ft (341 sq m)
 Garage & Carport internal area 547 sq ft (51 sq m)
 Outbuildings internal area 727 sq ft (67 sq m)
 Annexe internal area 1,320 sq ft (123 sq m)
 For identification purposes only.

Directions

GU27 3PS

From Strutt & Parker's Haslemere office, turn left onto Shepherd's Hill (A286) and follow this road for 1.8 miles. Turn right at Hatch Lane and after 0.6 mile continue onto Marley Lane. After 0.4 mile turn left, then turn immediately right. After 0.6 mile turn left and Harbour can be found on the right-hand side.

what3words: ///pulled.workbench.cluttered

General

Local Authority: Chichester District 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 H

EPC Rating: D

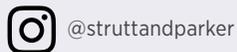
Haslemere

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