



Broomfield, Mead Road, Hindhead, Surrey

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# Broomfield Mead Road, Hindhead, Surrey GU26 6SG

A substantial detached family home set in attractive gardens on a private road

Haslemere town centre and mainline station 3.5 miles (London Waterloo 53 minutes), Farnham town centre and mainline station 7.5 miles (London Waterloo 53 minutes), Guildford 13 miles, London 38 miles.

Entrance hall | Drawing room | Sitting room  
Kitchen/breakfast/family room | Study | Utility  
Cloakroom | Principal bedroom with dressing and shower room | 5 further bedrooms 3 further bath/shower rooms (2 en-suite) | Detached double garage with garden store and workroom  
Gardens | About 0.72 acres | EPC rating D

## The property

Broomfield is a handsome detached, Arts & Crafts style property, sympathetically extended and modernised over the years by the current owners, to provide a spacious family home with flexible and versatile accommodation. The striking double aspect kitchen, with large breakfast/family room, is at the heart of the home, with bespoke fitted units and solid wood worktops, views over the pretty front garden and a further generous range of units extending into the dining area with display shelving. The dining and family areas are light and spacious with views over the rear gardens and two French doors opening out onto the terrace and gardens. The dual aspect drawing room has French doors opening onto the front gardens, and an open brick fireplace. The sitting room is also dual aspect, with a bay window over the front gardens and an attractive open fire with wooden surround. The spacious study has French doors opening onto the pretty courtyard terrace.

On the first floor, the bedroom accommodation is extremely generous with 5 of the 6 bedrooms being comfortable doubles. The principal bedroom suite, with vaulted ceiling and exposed beams, is dual aspect and has a dressing room and en-suite shower. The second and third bedrooms also have en-suite bath/shower rooms, with the second bedroom also having a vaulted ceiling and exposed beams. The remaining bedrooms share the family bathroom.

## Outside

Broomfield is approached via a gravel drive providing parking and turning for several vehicles, leading to the rear tarmac drive and garage block and yard. The gardens and grounds are an attractive feature of the property and are well screened, offering a good deal of privacy and seclusion. The front and rear gardens are mainly laid to lawn with an abundance of mature and specimen trees and shrubs including an unusual Indian bean tree in the front "secret garden"; which also features an attractive old wall, adding character and charm to the outside space. Two terraces to the rear of the property are ideal for outdoor entertaining, the first accessed from the family room whilst the second is screened by the garden wall, giving a degree of privacy and creating a courtyard terrace. The detached double garage block with workroom and garden store, can be accessed through a gate from the front drive. A tarmac rear drive leads to the garage and hard standing area.

## Location

Broomfield is well screened and secluded, situated on a private no through road in a popular and convenient location. Haslemere and Farnham both provide a good variety of shopping and recreational facilities, and have fast trains reaching London Waterloo in approximately 53 minutes. 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.





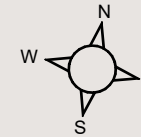
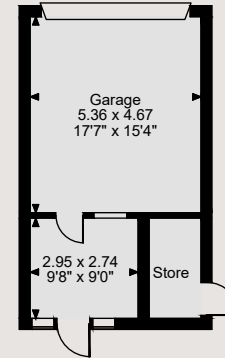
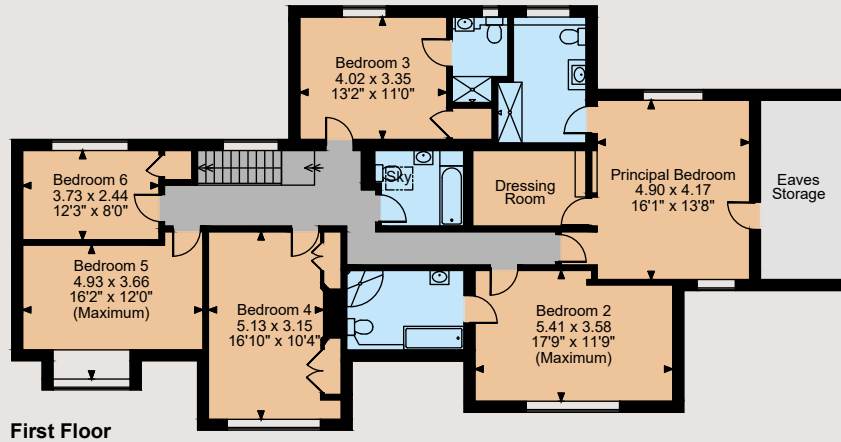
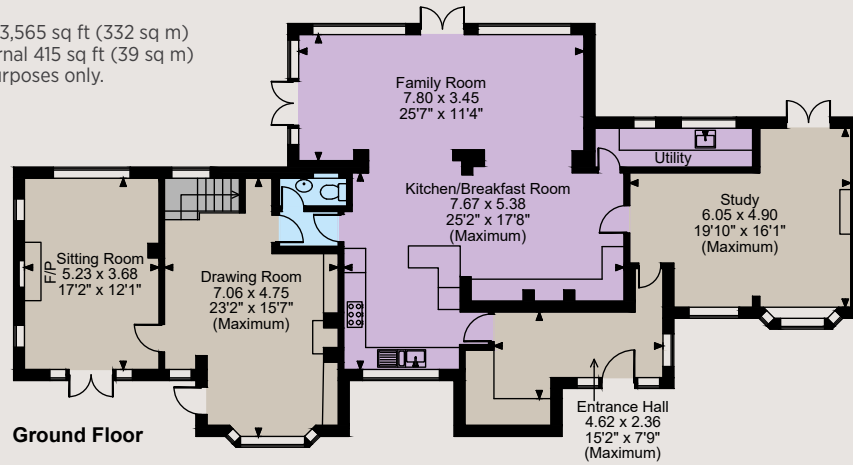








Floorplans  
House internal area 3,565 sq ft (332 sq m)  
Garage & Store internal 415 sq ft (39 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8551251/SS

## Directions

From London take the A3 south bypassing Guildford. Upon reaching the Hindhead traffic lights turn right into the Tilford Road and after a short distance turn right into Mead Road. Broomfield is the fourth house on the left hand side.

## General

**Local Authority:** Waverley Borough Council  
**Services:** Mains water, gas, electricity and drainage. Gas-fired central heating to radiators.  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £1,875,000

## Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD

**01428 661077**

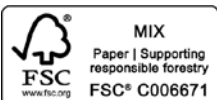
haslemere@struttandparker.com  
struttandparker.com

@struttandparker



Over 45 offices across England and Scotland, including Prime Central London

**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. Photographs taken May 2023 & April 2025. Particulars prepared May 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

